



North Parade Off Bootham, York YO30 7AB

£495,000



A beautifully presented period townhouse in the heart of Bootham, just a short stroll from York city centre and the train station.

This elegant home is bursting with character and original features, including Victorian tiled flooring, picture rails, built in cupboards and decorative ceiling cornices. Thoughtfully updated by the current owner, the property has been sympathetically extended and tastefully decorated throughout.

The entrance hall is welcoming with vibrant original tiled floor that leads to the principal reception room at the front of the house. This charming space is filled with natural light from the large bay window and centres around an ornate gas fireplace with a period style surround and marble hearth. To the rear is a second reception room, complete with original fitted cupboards, which opens into the extended kitchen diner. This spacious and sociable area features classic shaker style units, integrated appliances, and ample room for dining. A convenient downstairs WC completes the ground floor.

Upstairs, the first floor hosts two generous double bedrooms, each with traditional built in storage, a single bedroom, which is currently being used as a home office and a modern family bathroom. The second floor is home to a fourth bedroom, complete with eaves storage, Velux windows, and a stylish ensuite shower room.

The westerly facing rear courtyard is designed for low maintenance and enjoys a lovely open aspect overlooking neighbouring gardens and a local school. With paved seating areas enclosed by brick boundaries, it's a private and peaceful outdoor space. There is a charming forecourt to the front of the property, and on-street permit parking is available along North Parade and the surrounding streets.

A rare opportunity to purchase a truly characterful home in one of York's most desirable locations. Offered with no onward chain, early viewing is highly recommended.

Council Tax Band - D





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Freehold
Council Tax Band - D

- Period Townhouse
- Four Bedrooms
- Two Bathrooms
- Westerly Rear Aspect
- Popular Residential Street
- Close Proximity To CC & Train Station
- No Onward Chain
- EPC D



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