

29 Claremont Terrace York, YO31 7EJ

Offers in Excess of £650,000

This beautifully presented four-bedroom town house is situated just a few minutes walk away from York's historic city walls and has easy access to York city centre, York railway station and Bootham & St Peter's School.

Accommodation briefly comprises; entrance hall, sitting room, downstairs w/c and stunning open plan kitchen/living/dining area. To the first floor is a family bathroom, utility room, two double bedrooms and a cosy office space

On the second are two further double bedrooms, the bedroom to the rear benefits from views of York Minster. The property also benefits from a pretty courtyard garden and off-street parking.

**EARLY VIEWING IS ESSENTIAL FOR THIS STUNNING HOME
FINISHED TO A HIGH STANDARD THROUGHOUT**



OFF STREET PARKING

EASY ACCESS TO YORK CITY CENTRE

**WALKING DISTANCE TO BOOTHAM & ST PETER'S
SCHOOL**

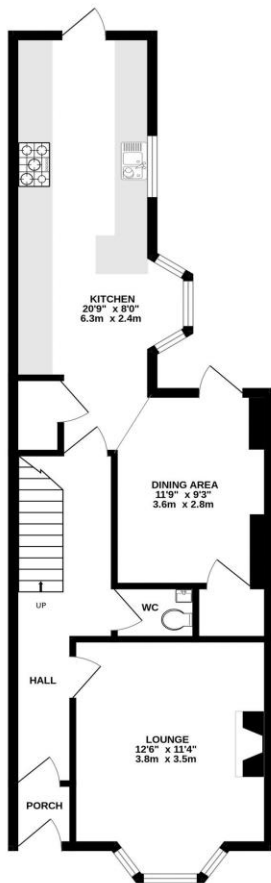
EASY ACCESS TO YORK RAILWAY STATION

ENCLOSED COURTYARD GARDEN

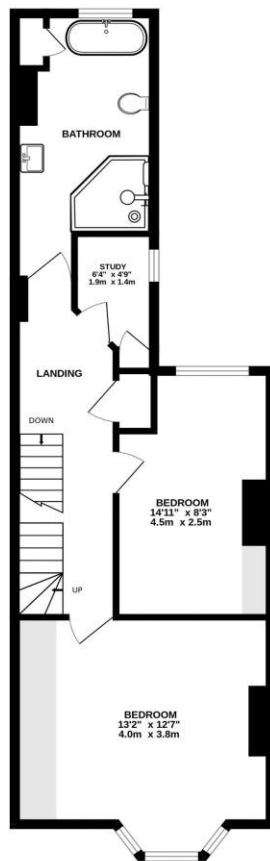
DINING KITCHEN



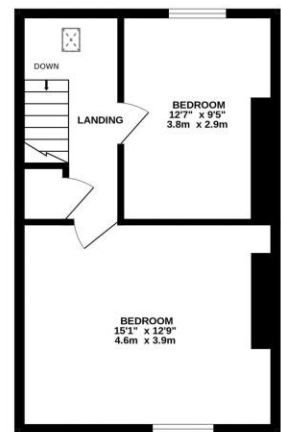
GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: FREEHOLD

Local Authority: YORK CITY

Tax Banding: TO COMPLETE

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Electricity: MAINS

Heating: GAS

Sewerage: MAINS

Water: MAINS

Broadband: ULTRA

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Compliance - Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Landmark, who may contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

Office Address

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Opening hours

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