



William Street  
Clifton, York  
YO31 8AZ

£420,000



The Bootham is a stylish three bedroom end terrace home offering approximately 1,080 sq ft of accommodation arranged over three floors. Situated within the popular Cocoa Gardens development, this contemporary property combines modern design, energy efficiency and flexible living space.

The ground floor features a welcoming entrance hall with cloakroom and a spacious open plan kitchen, living and dining area. Designed for modern living, the kitchen includes quality fitted units, integrated Bosch appliances and attractive work surfaces, whilst French doors open onto the rear garden and help create a bright and sociable living space.

To the first floor are two generous double bedrooms, one benefitting from fitted wardrobes, together with a modern family bathroom fitted with high quality Vitra sanitaryware and Vado brassware.

Occupying the entire second floor is the impressive principal bedroom suite, offering fitted wardrobes and a contemporary en suite shower room.

Externally, the property enjoys an enclosed rear garden with patio seating area, lawn, garden shed and outside tap. A private driveway provides off street parking and benefits from an electric vehicle charging point.

Built by Latimer, part of Clarion Housing Group, the property incorporates sustainable features including an air source heat pump, helping to reduce energy consumption and running costs.

Please note images are for illustrative purposes only and fixtures and fittings may vary between plots.

Estate Charge: Approximately £296.61 per annum.





\*AI Furnished



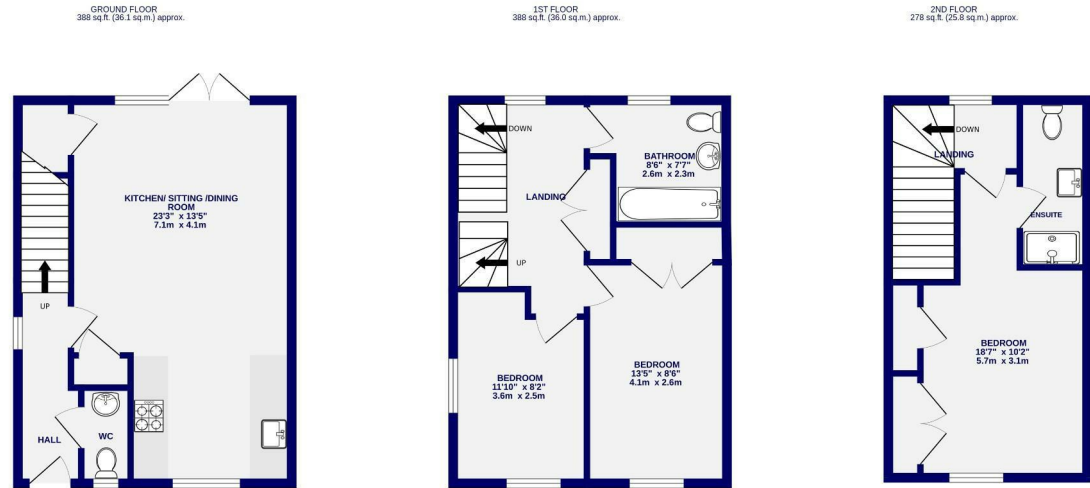
\*AI Furnished



# William Street Clifton, York YO31 8AZ

Freehold  
Council Tax Band - D

- 5% Assisted Deposit Available
- End Townhouse
- Three Bedrooms
- Two Bathrooms
- Popular Residential Development
- Air Source Heat Pumps
- No Onward Chain
- Driveway and Charger Point
- EPC B



TOTAL FLOOR AREA : 1091sq.ft. (101.4 sq.m.) approx.

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