



# Sycamore Terrace Off Bootham, York YO30 7DN

£475,000



Situated in the highly sought-after residential area of Bootham, this elegant period townhouse is just a short walk from York city centre, the railway station and York Hospital. Immaculately maintained throughout and offered for sale with no onward chain, the property retains a wealth of original features including original doors, picture rails, and deep skirting boards, while also presenting exciting scope for further modernisation or extension, subject to the necessary permissions.

The ground floor offers two beautifully proportioned reception rooms, both flooded with natural light through windows across multiple aspects. The current layout allows the rooms to flow seamlessly together, although they could easily be reinstated as two separate reception spaces if desired, offering excellent flexibility for a variety of buyers. Built-in shelving provides useful storage while further enhancing the character and warmth of the home.

Positioned to the rear is a generous kitchen fitted with a range of wall and base units providing ample storage, alongside terracotta floor tiles that complement the property's period style. Beyond the kitchen is a secondary hallway, thoughtfully updated to maximise storage space, which also provides access to a contemporary ground floor shower room.

To the first floor, a spacious landing leads to three well-proportioned bedrooms. The rear bedroom enjoys delightful open views across neighbouring school fields, while the generous principal bedroom to the front benefits from an array of built-in wardrobes. The internal accommodation is completed by a recently upgraded and stylish three-piece shower room.

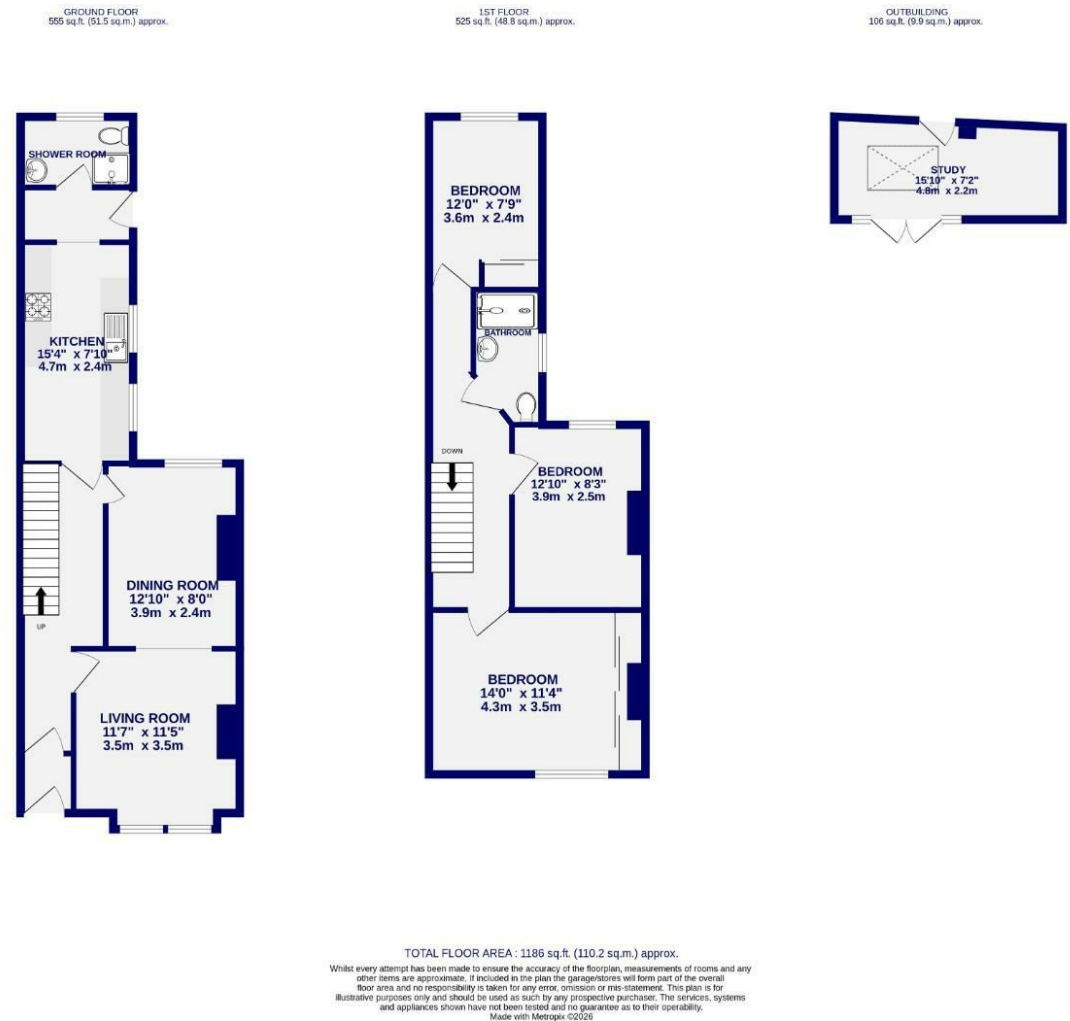




# Sycamore Terrace Off Bootham, York YO30 7DN

Freehold  
Council Tax Band - D

- Period Terrace House
- Three Bedrooms
- Two Bathrooms
- Stunning Aspect
- Central Location
- Charming Outbuilding
- No Onward Chain
- EPC TBC



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