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North Parade, Bootham, York

£475,000



A beautifully maintained three-bedroom period terraced home on North Parade, York, offering generous accommodation across three floors and a particularly attractive rear outlook across the playing fields of St Peter's School. Combining period character with practical modern living, the property occupies a highly sought-after position within easy reach of York city centre and York Railway Station.

The ground floor opens with an entrance porch and hallway leading to a spacious bay-fronted living room with feature fireplace. A separate dining room provides an excellent space for everyday dining and entertaining, while the fitted kitchen enjoys views towards the rear. A useful utility area and ground-floor WC complete this level.

On the first floor are two well-proportioned double bedrooms, including an impressive full-width main bedroom with excellent natural light. The family bathroom features both a bath and separate shower.

The second floor provides a versatile third bedroom with rooftop views, equally suited to use as a guest bedroom, home office or additional living space.

A particular highlight is the peaceful rear outlook across St Peter's School playing fields, providing an unusually open aspect for a property positioned so close to the heart of York.

North Parade is one of York's most desirable residential streets, ideally placed for the historic city centre, riverside walks and the independent shops, cafés and amenities of nearby Bootham. York Railway Station is readily accessible via Scarborough Bridge, while the area is also well positioned for a range of highly regarded schools.

With its prime North Parade location, three-bedroom accommodation, period character and rare open rear aspect, this is an excellent opportunity for buyers seeking a character home within walking distance of central York.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
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KEY FEATURES

- Prestigious Bootham Address
- Rear Views Over St Peter's School Fields
 - No Onward Chain
- Three-Bedroom Period Terrace
- Spacious Bay-Fronted Living Room
- Versatile Top-Floor Bedroom
 - Council Tax Band D







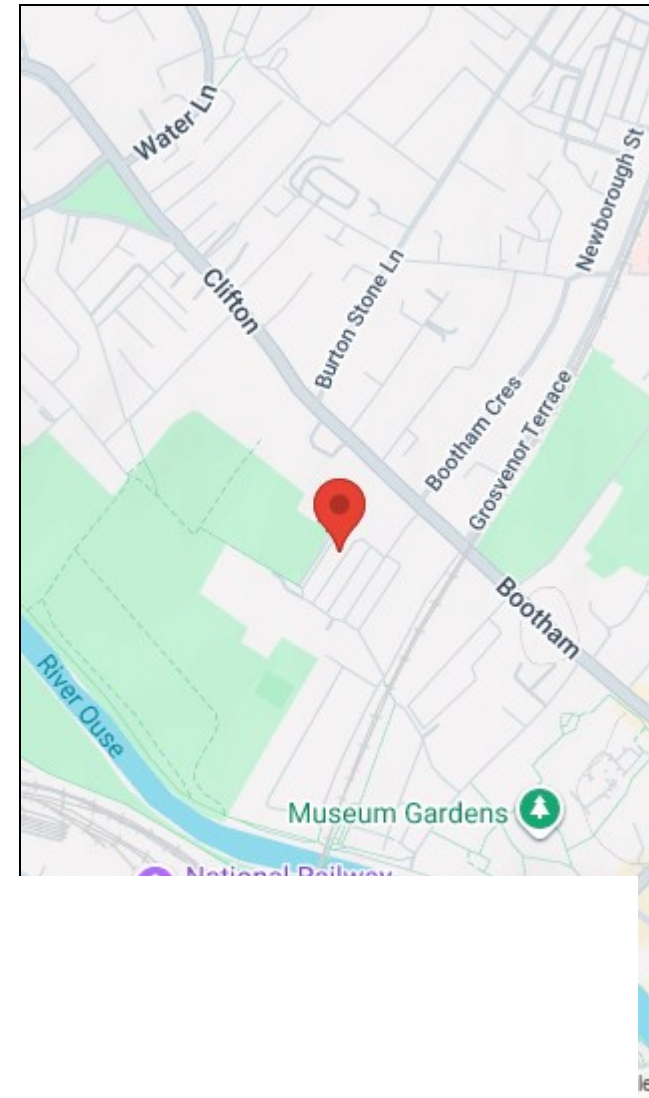
Ground Floor

First Floor

Second Floor

Total floor area 128.9 sq.m. (1,388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	76
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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