



Bootham City Central, York YO30 7DF

Freehold
Council Tax Band - G

• Period Townhouse

• Five Bedrooms

• Period Features

• Grade II Listed

• Walking Distance To York City

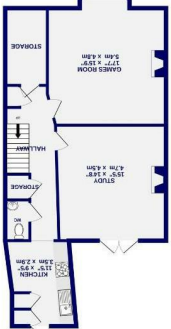
Centre

• Cinema Room & Gym/ Office

• EPC TBC

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Whilst every attempt has been made to ensure the accuracy of the location, measurements of rooms and any other items are approximate, it is included in the plan the purchasers will bear part of the overall floor area 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.



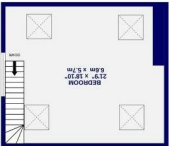
FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR



Bootham

City Central, York

YO30 7DF

Guide Price £1,000,000

 5  2

A five bedroom Grade II listed Period Town house dating from the 1850s, this impressive five-bedroom townhouse has been meticulously and sympathetically upgraded over the years. The result is a fine period home that beautifully balances character features with modern living, including a stylish breakfast kitchen and contemporary bathrooms.

Arranged over five floors, the accommodation is both generous and versatile. The ground floor features a welcoming entrance hall and family kitchen, while the first floor boasts a superb drawing room with excellent proportions and period fireplace. The principal bedroom benefits from a private dressing room, with four further bedrooms and two bathrooms completing the upper levels.

The lower ground floor offers excellent additional living space, currently arranged as a cinema room and home office, with a kitchenette, cloakroom, and ample storage. With its own external access to the garden, this level offers potential for a self-contained apartment or independent living.

To the rear, the garden is surprisingly large for such a central location. Landscaped with mature borders, pleached trees, and a central lawn, it offers privacy, greenery, and a smart paved terrace ideal for outdoor dining and entertaining.

Bootham is perfectly positioned for access to York's city centre, the railway station, and highly regarded schools including St Peter's and Bootham. Picturesque walks along the riverside and through the Museum Gardens are just a short distance away, and the ring road is easily accessible for travel beyond the city.

Grade 2 Listed

Council Tax Band G

