



Grosvenor Terrace Off Bootham, York YO30 7AG

Freehold
Council Tax Band - D

- Period Town House
- Four Bedrooms
- Modern Family Bathroom
- Sought After Location
- No Onward Chain
- Walking Distance York City Centre
- EPC D



TOTAL FLOOR AREA: 1447 sq. ft. (134.4 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should verify the measurements of the rooms and any other areas and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only and should be used as a guide only. Prospective buyers should satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the drawings and appliances shown have not been tested and no guarantee as to their operation.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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£530,000

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A beautifully presented four-bedroom period home, ideally positioned just a short walk from York city centre.

This elegant terrace has been thoughtfully refurbished by the current owner, with careful attention paid to both style and finish. From the moment you step inside, the quality of the work is evident, blending contemporary upgrades with charming original features.

The accommodation begins with a welcoming front reception room, complete with a striking bay window and feature fireplace. A second reception room follows, offering alcove storage and another period fireplace ideal as a formal dining space or additional lounge. To the rear, a modern fitted kitchen/diner boasts a range of modern wall and base units, with direct access to the rear yard.

Upstairs, the first floor offers a master bedroom and a generous second double bedroom with built-in alcove wardrobe space. A stunning, fully equipped house bathroom and separate shower room with WC and hand basin complete this level. The second floor features two further well-proportioned bedrooms and useful storage housing the central heating and water systems.

On-street parking is available via residents' permit through the City of York Council.

Perfectly placed for those seeking city living without compromise, this is a rare opportunity to secure a stylish, spacious home in a sought-after location.

Early viewing is highly recommended.

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