

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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- EPC TBC
 - No Onward Chain
 - Charming Outbuilding
 - Central Location
 - Stunning Aspect
 - Two Bathrooms
 - Three Bedrooms
 - Period Terrace House
- Freehold
Council Tax Band - D

YO30 7DN Sycamore Terrace Off Bootham, York



Sycamore Terrace
Off Bootham, York
YO30 7DN

Offers Over £450,000

 3  2

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.

