Grosvenor Terrace
Bootham, York
YO30 7AG

Freehold
Council Tax Band - D

- Mid Terrace House
- Four Double Bedrooms
- Two Bathrooms
- Period Tiled Hallway
- Open Plan Dining Kitchen
- No Onward Chain
- EPC C





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Grosvenor Terrace
Botham, York
YO30 7AG

£600,000

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An elegant four bedroom period townhouse, comprehensively refurbished and extended to combine character features with thoughtfully designed modern accommodation. Positioned on the popular Grosvenor Terrace, within easy reach of York city centre and the railway station, the property is offered with vacant possession and no onward chain.

Set behind wrought iron railings, the restored brick frontage provides an attractive introduction to accommodation arranged over three floors. An entrance hallway with encaustic tiled flooring leads to a beautifully presented lounge, featuring plantation shutters, bespoke alcove cupboards and a log burning stove beneath an oak mantel.

To the rear, the extended kitchen, dining and family room forms the heart of the home. An atrium, picture window and bifold doors bring natural light into this generous space, with the doors opening onto the courtyard to create an inviting setting for entertaining.

The kitchen is fitted with a comprehensive range of cabinetry, professionally spray painted in Farrow & Ball colours and complemented by solid work surfaces. An integrated washer dryer and dishwasher, together with an instant boiling water tap, add practicality, while space is provided for a range cooker beneath an extractor and an American style fridge freezer.

The first floor offers two double bedrooms and a spacious family bathroom fitted with a freestanding bath, separate shower and vanity basin. Two further double bedrooms occupy the second floor, with the front bedroom benefiting from an ensuite shower room.

Outside, the enclosed rear courtyard features sandstone paving and an attractive gate, providing a pleasant space for outdoor dining.

Grosvenor Terrace is a sought after residential street just off Botham, lined with attractive period homes. Shops, amenities and public houses can be found along Botham and towards Clifton Green, while St Peter's School and Botham School are nearby. York city centre and the railway station are



















