



North Parade Bootham, York YO30 7AB

Freehold
Council Tax Band - D

- Sought After North Parade Location In The Heart Of Bootham.
- Attractive Period Home Set Over Three Floors.
- Three Double Bedrooms.
- Walking Distance To York City Centre & Railway Station.
- Private Enclosed Courtyard.
- Open Outlook Towards St Peter's School Playing Fields.
- EPC D



GROUND FLOOR
494 sq. ft. (45.9 sq.m.) approx.

1ST FLOOR
506 sq. ft. (47.0 sq.m.) approx.

2ND FLOOR
316 sq. ft. (29.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should verify the measurements of the property and any fixtures and fittings shown have not been used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise whatsoever in relation to this property or these particulars nor enter into any contract relating to the purchase of the property without the benefit of a professional valuation. The vendor, its agents, solicitors and any other persons involved in the sale of the property accept no liability for any errors or omissions.

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 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.

North Parade
Bootham, York
YO30 7AB

£475,000



A beautifully presented period townhouse set in one of Bootham's most sought after locations, enjoying elegant accommodation arranged over three floors and attractive views across the playing fields of St Peter's School.

Situated on the highly regarded North Parade, this charming home combines a wealth of period character with stylish contemporary finishes, all within easy walking distance of York city centre, the railway station and a range of well regarded schools.

Internally, the property is entered via a welcoming hallway which leads into a bright and spacious bay fronted living room featuring high ceilings, tasteful décor and a feature fireplace, creating a warm and inviting reception space. Beyond lies a versatile second reception room, currently utilised as a dining and study area, ideal for modern family living and home working.

To the rear of the property is a well appointed fitted kitchen offering ample space for dining and direct access to the enclosed courtyard garden. Designed for ease of maintenance, the courtyard is enclosed by attractive brick walls and enjoys a private and peaceful feel.

To the first floor are two generous double bedrooms and a beautifully appointed family bathroom fitted with a freestanding bath, walk-in rainfall shower and stylish contemporary fittings.

Occupying the second floor is an impressive loft bedroom, offering excellent versatility as a principal suite, guest bedroom or home office, together with extensive eaves storage. The bedroom benefits from particularly attractive open views towards St Peter's School playing fields.

North Parade is widely regarded as one of York's premier residential addresses, known for its handsome period homes, tree-lined setting and exceptional convenience for the city centre and surrounding amenities.

