

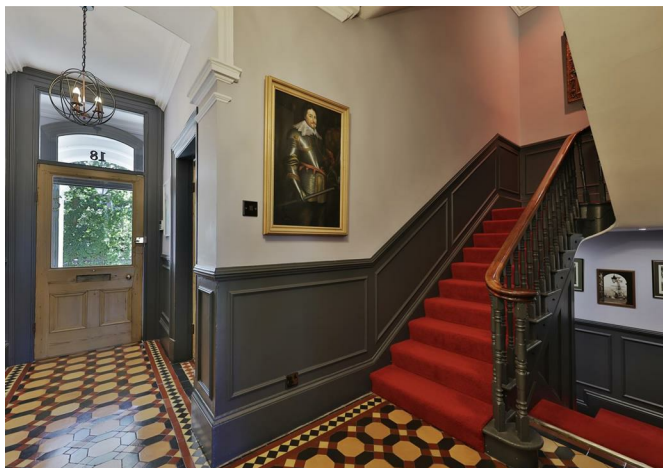


18, Bootham Terrace, York, YO30 7DH

Guide price £1,600,000



 **PRIME**
RESIDENTIAL



18 Bootham Terrace

STUNNING PERIOD HOUSE WITH WALLED GARDEN AND DETACHED GARAGE WITHIN WALKING DISTANCE OF THE CITY CENTRE, RAILWAY STATION AND EXCELLENT SCHOOLS.

A handsome Grade II Listed townhouse providing substantial and versatile accommodation together with a delightful walled garden and secure garage with EV charging point. Ideally placed for access to the city centre and St Peter's and Bootham Schools.

Accommodation comprises:-

Entrance hall, sitting room, drawing room, kitchen family room, dining room, WC/utility, 6 bedrooms, 3 bathrooms-one ensuite, Gardens to front and rear, detached garage with electric door and EV charging point.

DESCRIPTION

This substantial 6 bedroom townhouse enjoys a superb position in one of York's most sought after tree-lined streets close to the city centre and railway station and offers easy access to St Peter's and Bootham schools. An impressive terrace of period townhouses which whilst close to the city, also enjoy a feeling of peaceful community with local artisan amenities and green open spaces all within easy walking distance.

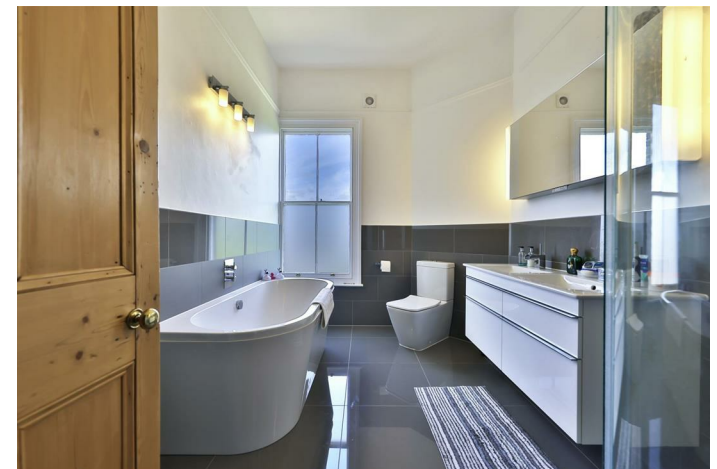
The accommodation is substantial with impressive principal rooms and a versatile layout which has been updated to accommodate modern family life. A superb kitchen family room occupies the lower ground floor which has been cleverly re-configured and enhanced with an award winning glazed extension bringing in an enormous amount of light and giving access to the delightful gardens, which can also be accessed from the sitting room via a dramatic raised terrace, an ideal space for al-fresco entertaining.

The generous rear garden is walled and benefits from a variety of terraced seating areas. A large expanse of lawn is interspersed with planted beds and borders and a selection of fruit trees. The garden also provides direct access to the garage, ensuring security and privacy. Further on street parking is available via resident's permit.

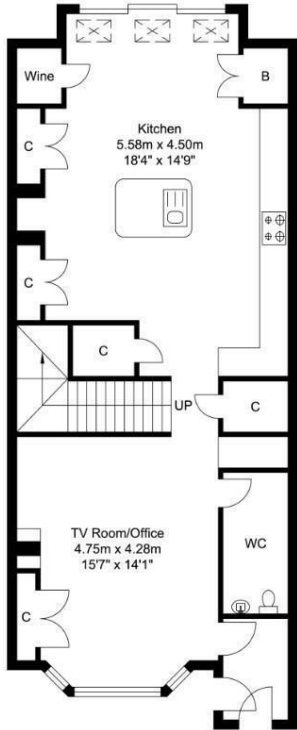
Bootham Terrace is ideally located for quick and easy access to the city centre via Bootham, or via the attractive Museum Gardens and riverside path. St Peter's and Bootham Schools and Sainsbury's Local are conveniently only a few minutes walk away as are a variety of local independent shops, bakeries and coffee shops with many other attractions and amenities in York city centre. The mainline railway station is just a short walk across the pedestrian bridge. For dog owners and keen cyclists, there are miles of riverside walks and cycle paths to Clifton Ings and far beyond. Access to the ring road for travel further afield is also close by.

- **Significant townhouse of more than 3,500 square feet**
- **Beautifully refurbished and presented**
- **Period proportions and features are complemented by modern finishes**
- **6 bedrooms and 3 bathrooms over 5 floors**
- **2 elegant reception rooms**
- **Stunning kitchen family room with doors to garden**
- **Beautiful walled garden accessed from both sitting room and kitchen**
- **Detached garage with electric roller door and EV charging point**
- **Easy access to both St Peter's and Bootham Schools**
- **Railway station and city centre close by**

Freehold

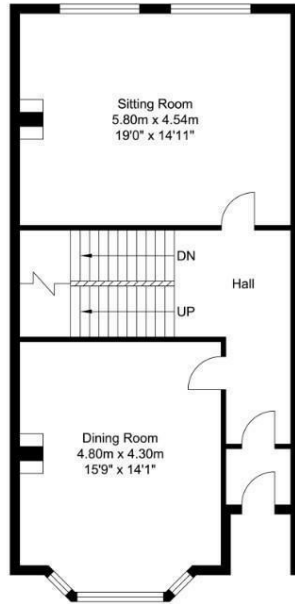


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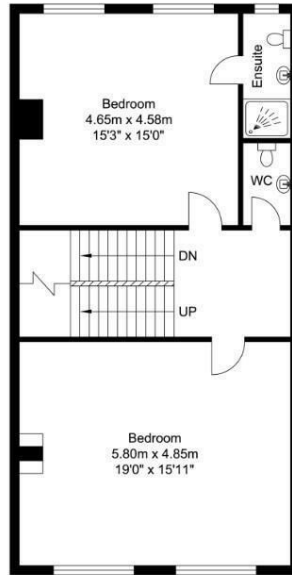
GROUND FLOOR

Approximate Floor Area 80.70 sq. m (868.64 sq. ft.)



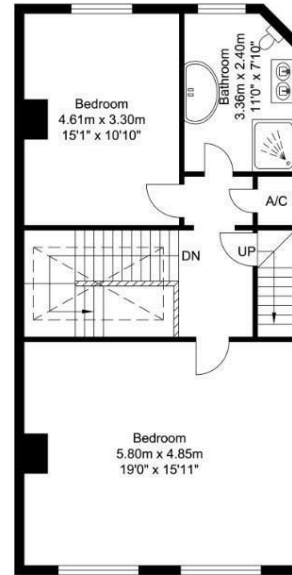
FIRST FLOOR

Approximate Floor Area 67.00 sq. m (721.18 sq. ft.)



SECOND FLOOR

Approximate Floor Area 67.50 sq. m (726.56 sq. ft.)



THIRD FLOOR

Approximate Floor Area 67.21 sq. m (723.44 sq. ft.)



FOURTH FLOOR

Approximate Floor Area 43.76 sq. m (471.02 sq. ft.)

Approximate Floor Area 326.17 sq. m (3510.86 sq. ft.)