

LANCASTER
SAMMS

19 Bootham Crescent, York

York

Guide Price £675,000



This handsome period home sits at the favoured end of the City on a wide leafy side street off the popular Georgian thoroughfare of Bootham. Ideally positioned to walk into the City centre and close to St Peter's and Bootham schools. Offered with the convenience of vacant possession and no forward chain, the property has a wealth of character, with the added advantage of off-street parking, garage and garden plus remarkable opportunity for further development.

Much of the 1930's architecture has been retained with subtle, modern side and rear extensions to provide generous and versatile living space. A charming storm porch leads to the reception hallway and notable stained glass. This welcoming space provides access to a small study to the front elevation and the principal living accommodation including a bay fronted reception/dining room. The generous rear reception/lounge includes French doors onto the patio and garden beyond. Both with decorative fireplaces, curved architraves and fitted shelving.

The fitted kitchen includes a range of matching wall, base and display cabinets with integrated sink, eye level oven/grill, hob and extractor, complemented by granite work-surfaces. Off the kitchen is a further store with sink rack and drawers, leading to a WC/shower room.

Steps lead into the extended and vaulted dining area, bathed in light via large picture windows and a Velux with courtesy door to the side. This area houses provision for washer/dryer and fridge/freezer.

To the first floor are three well-proportioned double bedrooms, and a modern house bathroom including a separate shower, bath, vanity sink unit and separate WC. All the bedrooms benefit from fitted cupboards and storage. The rear bedroom has a sink vanity unit.

Externally to the front, the house is set back behind a wall and fenced boundary with mature hedging, alongside a block paved drive and secure gating. Beyond is a garage with matching doors, power, light and further store beyond.

The charming, mature rear garden has been carefully landscaped to maximise privacy and is fortunate to catch much of the afternoon and evening sun. Off the rear of the house is the main patio with steps down to the lawn, flanked by low maintenance borders, planting, ornamental trees and fruiting vines. There is a further patio in the far corner to catch the morning sun. Beyond is an attractive backdrop of fine houses, gardens and mature trees.

In summary, a cherished family home in one of the city's most desirable locations with potential for further improvement and development.

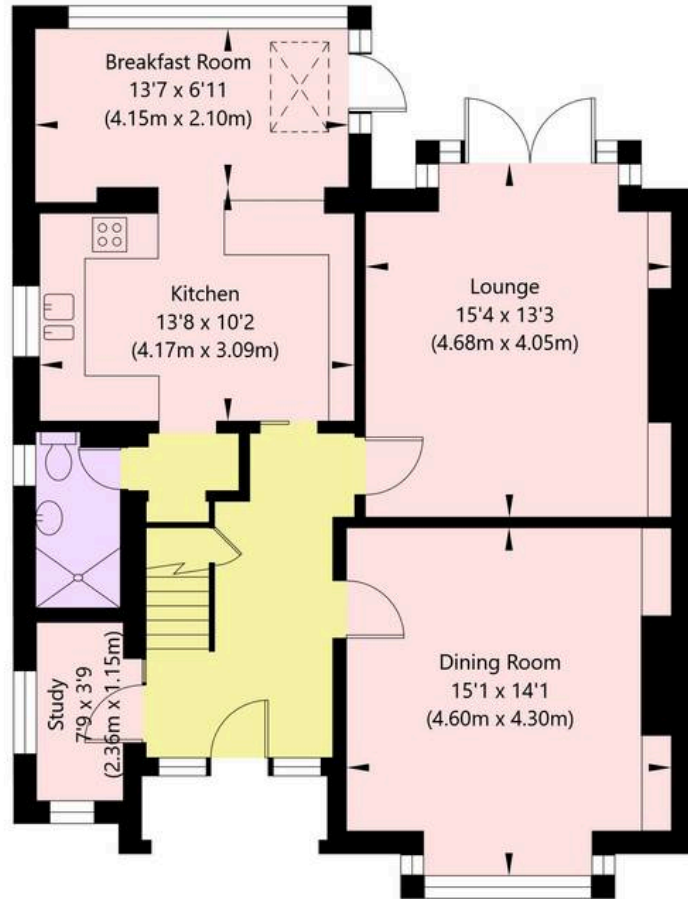




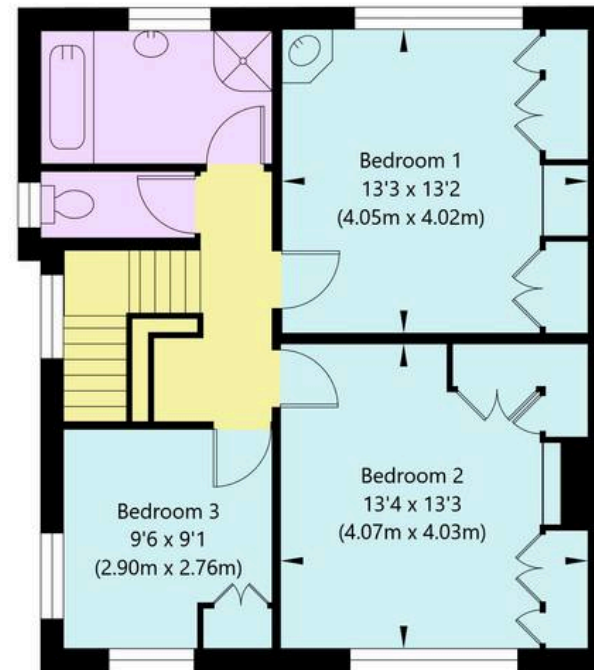




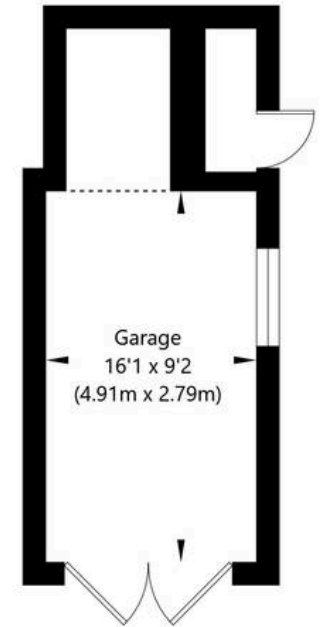
Bootham Crescent , York, YO30 7AJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 842 SQ FT / 78.26 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 620 SQ FT / 57.6 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1462 SQ FT / 135.86 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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