

LANCASTER
SAMMS

69 Bootham, York

York

£895,000



A rare opportunity to secure this fine Grade II listed Georgian residence on the exclusive street of Bootham. With five floors of versatile living space and an exceptional city garden, the property offers high quality accommodation just a short stroll from the iconic York Minster. Garage available by separate negotiation.

Upon entering, the attractive entrance boasts features such as hallway arch, ornate staircase, mosaic tiled floor and high ceilings. The ground floor is host to two reception rooms plus the impressive kitchen/living/dining room.

Both reception rooms are tastefully decorated, with the music room/lounge offering custom built alcove storage units and shelving, and an open fire with surround. The dining room features an internal window allowing an abundance of natural light to flow through.

The rear of the ground floor is a superb open plan extension, which was added in 2013 as part of a series of restorations and improvements notably celebrated at the York Design Awards.

This meticulously designed space flows seamlessly through to the magnificent garden from large bifold doors onto a sheltered patio, making this room enjoyable throughout the seasons.

To the first floor via a split level staircase is a further reception room, with arched alcoves, original floorboards and gas fireplace with surround. A double bedroom and three piece house bathroom are further off the landing to the rear.

The second floor is home to the principal bedroom, which spans the width of the house and inbuilt wardrobes either side of the fireplace. A further double bedroom plus three piece shower room complete the second floor accommodation. The third floor is currently home to an office, plus single bedroom with a dormer window.

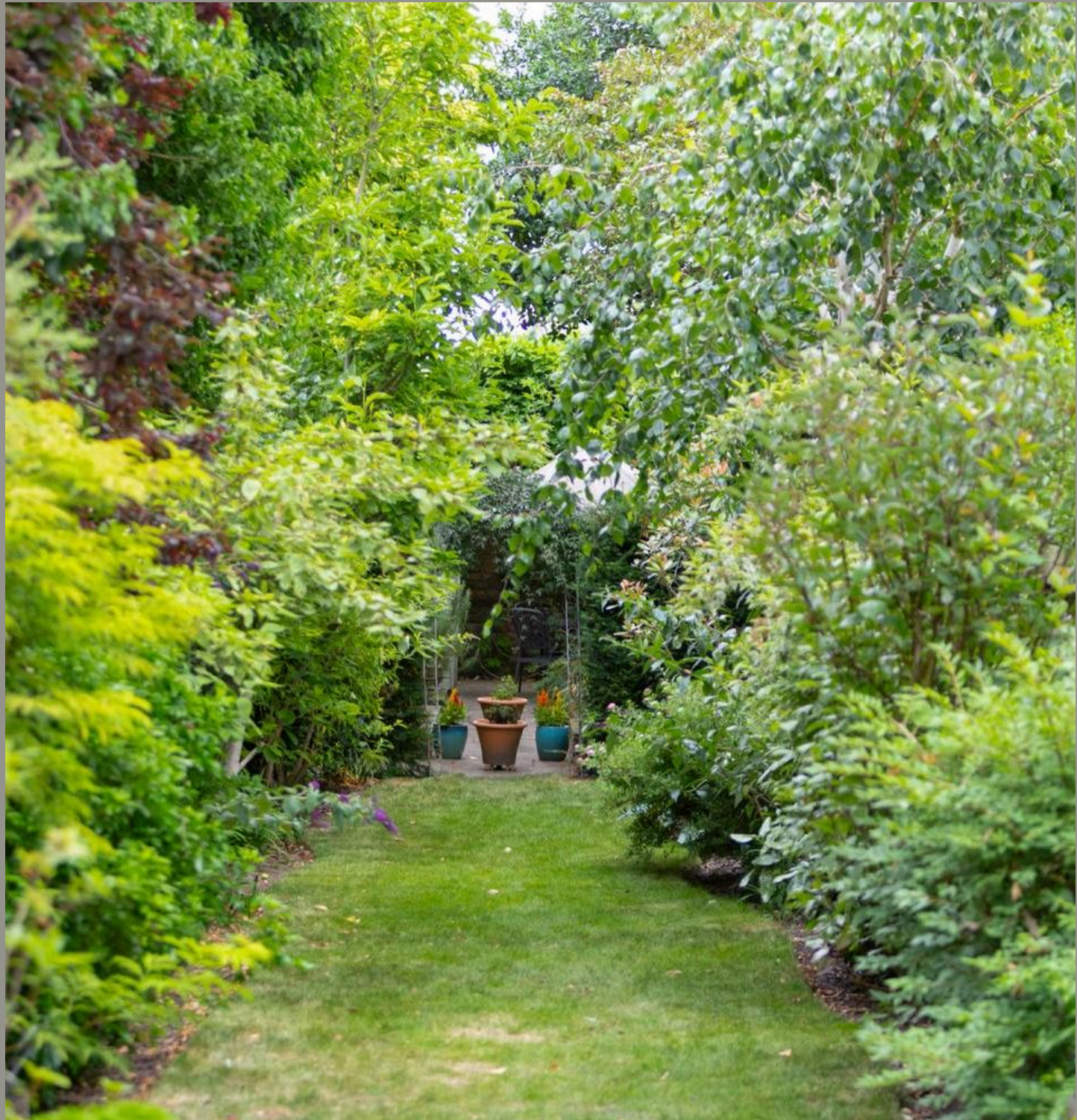
A basement was created under the renovations to create a cloakroom, and is accessed via a stone staircase off the entrance hallway.

Externally is a remarkable private and secure rear garden. This long stretch of garden is mainly laid to lawn, edged with mature plants, trees and shrubs. The far end of the garden features an archway with climbing clematis and leads to a shed, raised beds and another patio, ideal for further peace and quiet. With external lighting, power and water.

There is resident's parking on Bootham Crescent as well as the option to purchase a single garage, which is available for sale by separate negotiation.

LOCATION - Bootham is perfect to stroll into the bustling city centre and boasts wealth of amenities including convenience stores and a wide selection of independent public houses, hotels and eateries. The mainline station providing direct access to London Kings Cross is a half mile walk over the pedestrian bridge. Nearby is the open space of Bootham Park and recreational walks along the riverside. The location provides easy vehicular access to the York outer ring road, Harrogate, Leeds and the national motorway network.

Council Tax Band: E

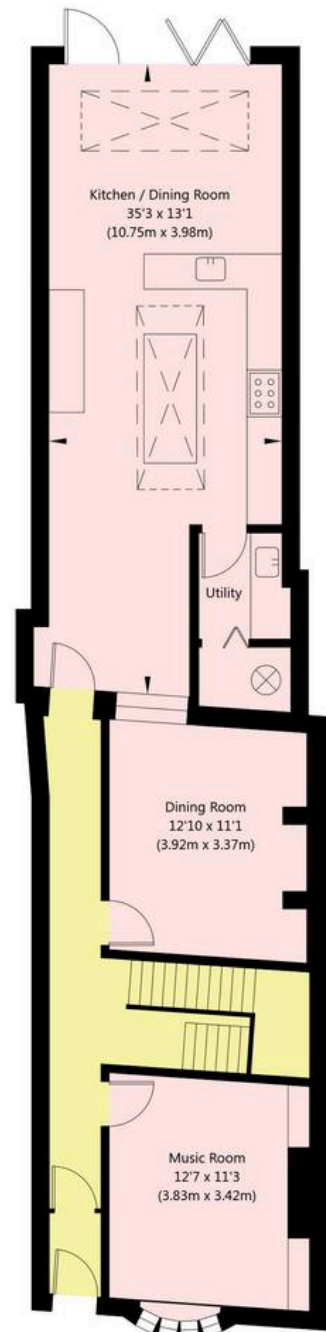




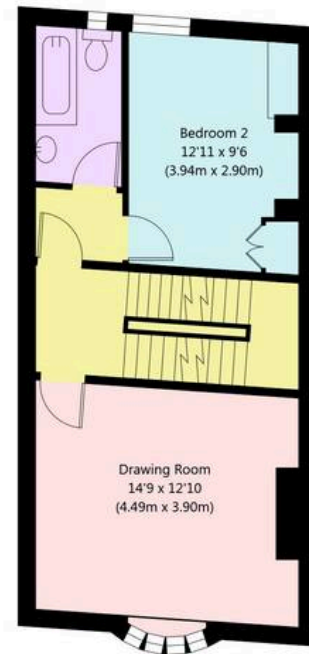




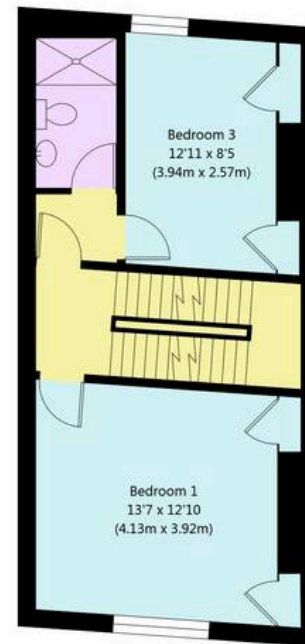
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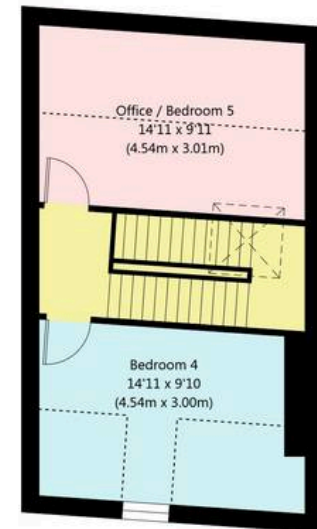
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 960 SQ FT / 89.18 SQ M



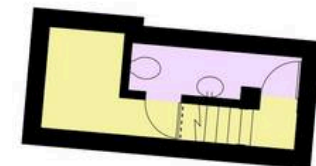
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 481 SQ FT / 44.71 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 483 SQ FT / 44.83 SQ M



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 392 SQ FT / 36.45 SQ M



Basement
GROSS INTERNAL FLOOR AREA
APPROX. 76 SQ FT / 7.05 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2392 SQ FT / 222.22 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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