



8 Bootham Terrace
York

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CHARTERED SURVEYORS

8 Bootham Terrace, York, YO30 7DH

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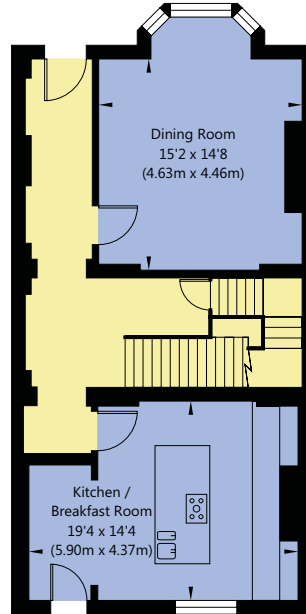
APPROXIMATE GROSS INTERNAL FLOOR AREA 3408 SQ FT / 316.62 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

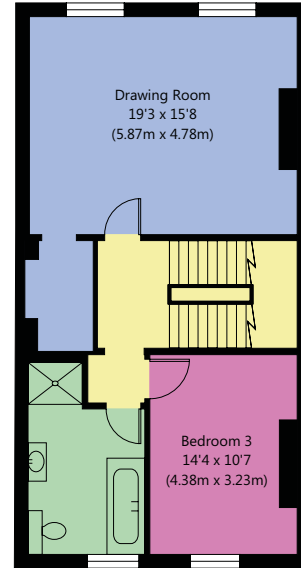
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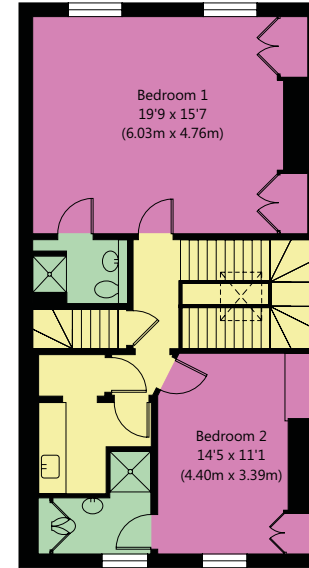
Basement



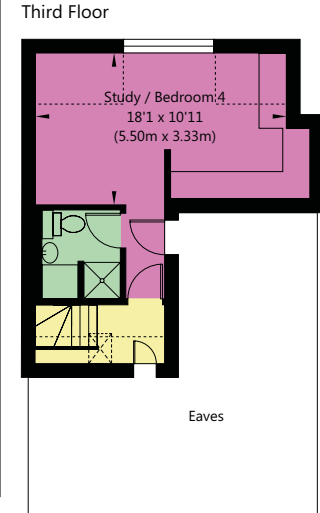
Ground Floor



First Floor



Second Floor



Third Floor

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8 Bootham Terrace

York, YO30 7DH

Elegant town house with York Minster views in a prime residential street on the city's doorstep

Entrance and staircase hall • kitchen breakfast room • 2 reception rooms • 4/5 double bedrooms • 5 bathrooms • home office/5th bedroom • lower ground floor kitchen dining room

Front garden • rear walled garden • balcony • outbuildings • shed

Freehold for sale

Bootham Terrace is a particularly fine row of early Victorian town houses running perpendicular to Bootham, the ancient route into York which passes through Bootham Bar, one of the original roman gateways into the city. It is considered by some to be one of the most attractive streets in York being tree-lined and with an open aspect.

No. 8 has been beautifully restored and styled with modern day family living in mind. The lower ground floor has the flexibility to offer self-contained accommodation of more than 800 sq ft with its own entrance and outside space. Stylishly designed with good ceiling heights and ample natural light, it would make superb guest accommodation or an ideal holiday let. On the top floor is wonderful versatile space with York Minster views currently used as a home office.

- Nearly 3500 sq ft of accommodation arranged over five floors offering flexible accommodation well suited to a family
- Grade II listed with many features of the period: decorative plasterwork such as coving and ceiling roses; ornate reception room and bedroom fireplaces; large sash windows and original glass panes; grand central staircase with finely turned spindles and a polished handrail.
- Abundant storage options on every floor
- Underfloor heating throughout the self-contained flat and in most bathrooms

- Modern cast-iron radiators in the Victorian style
- Contemporary, bespoke, German kitchen fitted by Scammell Interiors includes a kitchen larder cupboard with pull-out work surfaces, Miele and Gaggenau appliances, kitchen island with breakfast bar and a 20-pane floor-to-ceiling sash window that opens up to the balcony and gives wonderful views over the garden
- Garden balcony with original, restored, wrought iron railings and wide stone steps down to the stone terrace and lawn
- Glorious first floor drawing room with a pair of floor-to-ceiling 12-pane sash windows, multi-fuel stove and engineered wooden floor
- Formal dining room with deep bay facing south east, stripped wooden floor and original fireplace
- Superbly placed laundry room on the second floor, adjoining the bedroom accommodation in the European style
- Magnificent 20ft principal bedroom with bespoke fitted wardrobes and a pair of 12-pane windows facing the morning sun
- Within this gigabit city, the all important home office is on the top floor with bespoke, fitted office furniture designed for two workers, living space and a jaw-dropping view through the treeline and across the rooftops to York Minster.
- On the lower ground floor is self-contained living accommodation, fully equipped and with ample storage, with rear access to outside space and an independent entrance to the front.

Outside

The formal front garden sits behind wrought iron railings with a gate leading up stone steps to the front door and down to the lower ground accommodation. At the rear, the garden is generously-sized, fully walled with espalier fruit

trees (varieties of apple and pear) lining the boundary walls. It faces west and is abundantly planted, providing foliage and colour throughout the seasons. Abutting the house is a York stone terrace and at the far western corner is a large, secure timber shed with an area of bark chippings providing another sunny spot for sitting out. There is secure, gated access to a useful back lane.

Environs

City centre ½ mile, York Railway Station 1 mile. (Distances approximate)

Bootham Terrace is ideally located for quick and easy access to the city centre along the Georgian thoroughfare of Bootham, or via the Museum Gardens and riverside path. A Sainsbury's Local conveniently lies a few minutes' walk away, and the mainline railway station is a five minute stroll across the pedestrian bridge. For dog owners and keen cyclists, there are miles of riverside walking and cycle paths to Clifton Ings and far beyond.

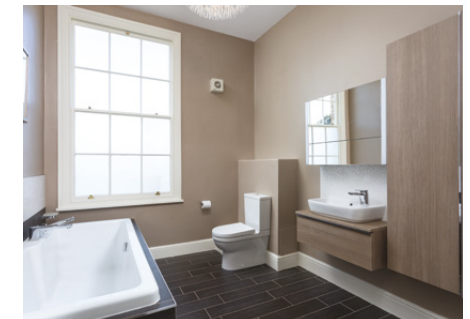
General

Services: All mains services connected. Gas central heating

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: City of York Council 01904 551550

Directions: Leaving York along Bootham, take the third left turn onto Bootham Terrace whereupon the property is situated at the top of the road on the right hand side.





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