

55, Bootham Crescent, York, YO30 7AJ

Guide price £850,000

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PRIME RESIDENTIAL









55 Bootham Crescent

Cleverley extended family home which has been comprehensively refurbished and upgraded and also benefits from a delightful garden, a generous garage with workshop area and plentiful private parking.

This significant family home provides beautifully appointed accommodation approaching 2,200 square feet and is ideally positioned close to the city centre. St Peter's and Bootham Schools.

Accommodation comprises:-

Entrance hall, kitchen family room, utility/boot room, Sitting room (currently used as a dining room), principal bedroom suite with fitted wardrobes, dressing room and en suite shower room, 3 further double bedrooms, family bathroom and a shower room

Green Retreats garden building, currently used as a home office, landscaped gardens with covered seating area and outside kitchen, generous garage/workshop with EV charging point, private driveway with additional parking,

DESCRIPTION

This sizeable Arts and Crafts style property has been cleverly extended and comprehensively updated by the current owners who have spared no expense in creating a first class family home.

Extended to the rear with a superb kitchen family room, and to the second floor with a first class loft extension, the works have been both meticulous and innovative. The end result being a super stylish and very well-proportioned home.

In addition to the building works, the property benefits from new electrics with USB and USB-C charger points to sockets, a new plumbing and Viessmann heating system, new windows. new gas fire, wood burner, and a sleek resin driveway. The quality accommodation boasts 3 stylish new bathrooms and a stunning kitchen family room with quality fitted appliances including 4 ovens and a large central island with quartz worksurfaces, ideal for entertaining. Sitting between a cleverly designed utility/boot room with hand crafted 'secret door', and a sociable family room with home theatre, the kitchen has quality bi-fold doors which lead to a delightful garden with covered seating area. The garden is generous without being overwhelming and is ideal for al-fresco entertaining with a purpose built outside kitchen and bespoke lighting. There is also an impressive Green Retreats garden building (as featured on Grand Designs) with sedum roof, currently used as a home office but with potential for a wide variety of other uses if required.

The versatile accommodation benefits from 4 generous bedrooms, the principal with a dramatic cathedral ceiling, solid wood basket weave flooring, German designed fitted wardrobes, dressing room and stylish ensuite. An additional shower room and a family bathroom with underfloor heating, bath and walk-in shower serve the other 3 bedrooms. The bespoke internal living spaces have been designed with care and attention to detail with solid oak parquet flooring to the ground floor leading through to the kitchen which has underfloor heating and natural stone flooring. The same stone has been used for the external terrace, seamlessly linking the inside and outside. This clever design feature gives a real sense of flow creating a modern and spacious home which remains incredibly comfortable throughout.

Bootham Crescent is ideally situated in one of York's most sought-after locations. It offers easy access to the railway station and to the city centre and is just a short walk from St Peter's and Bootham Schools.

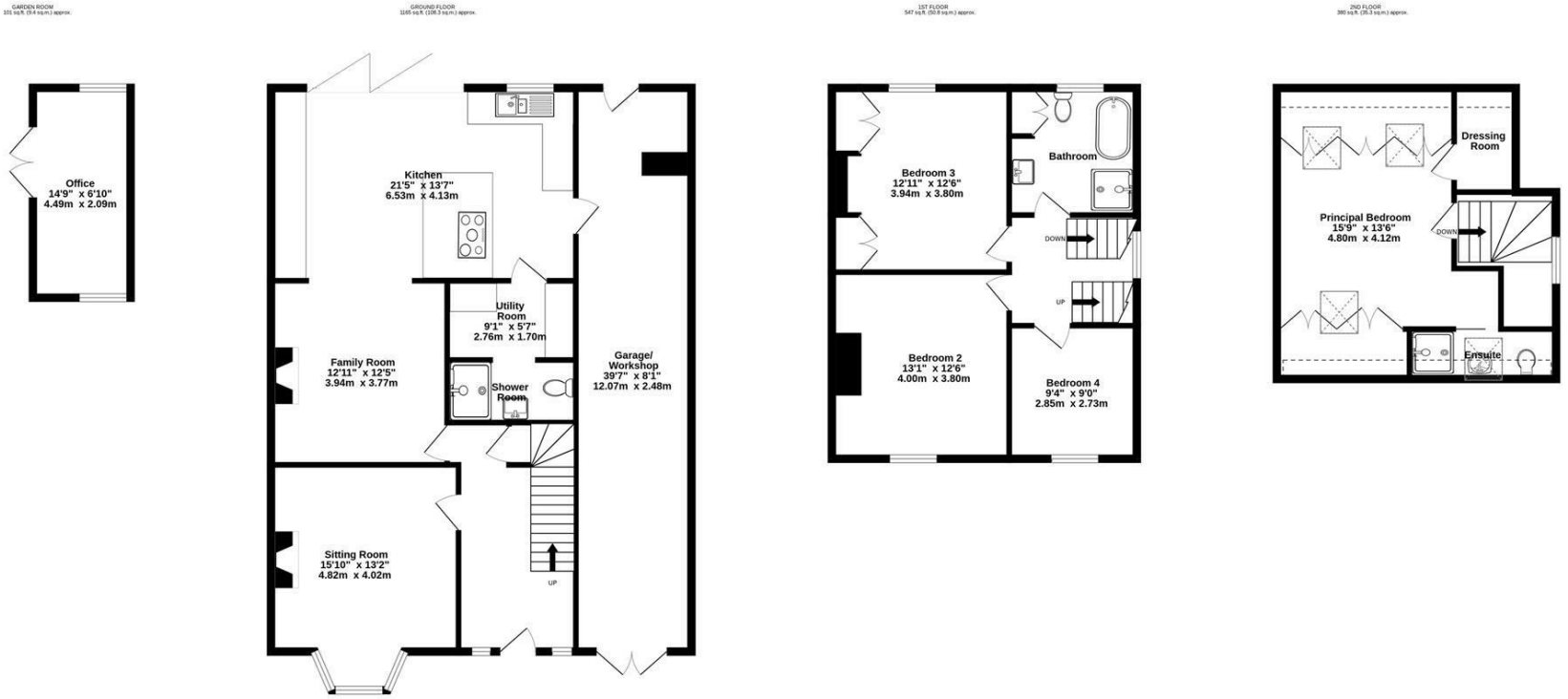


- **Stunning family home in one of York's most desirable areas**
- **Significantly extended/upgraded with high end finishes throughout**
- **4 bedrooms and 3 bathrooms**
- **Superb kitchen family room with bi-fold doors to garden**
- **Well equipped utility room**
- **2 reception rooms**
- **Superb 'Green Retreats' garden building, currently used as an office**
- **Landscaped garden with mature fruit trees, covered seating area and outside kitchen**
- **Private driveway and garage/workshop with EV charging point**
- **Walking distance to the city centre, St Peter's and Bootham Schools**

Freehold



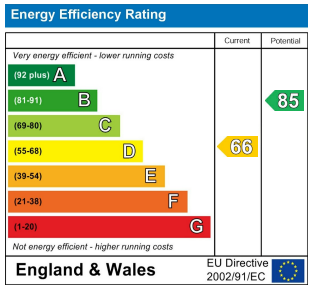




TOTAL FLOOR AREA : 2193 sq.ft. (203.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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