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North Parade, Bootham, York

£500,000



A beautifully maintained three-bedroom mid-terrace period home on prestigious North Parade, enjoying rare rear views over St Peter's School playing fields and exceptional access to York city centre. Offering spacious accommodation across three floors, this characterful property blends original features with practical modern living in one of York's most desirable residential streets.

The home opens with a welcoming porch and hallway leading into a bright, generously sized living room, complete with a feature fireplace and large bay window. A separate dining room provides excellent space for family meals or entertaining, while the well-appointed kitchen enjoys an attractive rear aspect. Beyond the kitchen sits a useful utility area and a ground-floor WC.

The first floor features two well-proportioned double bedrooms, including an impressive full-width main bedroom with abundant natural light. A family bathroom with both bath and separate shower serves this level.

The top floor offers a versatile third bedroom with rooftop views — ideal as a guest room, home office or teenager's retreat.

To the rear, the property benefits from a peaceful and unusually private outlook across the expansive playing fields of St Peter's School — a standout advantage for a home so close to York city centre.

North Parade is widely regarded as one of York's most sought-after addresses, offering effortless access to the city centre, riverside walks, independent shops, cafés, local amenities and highly regarded schools. York Railway Station is also within easy reach via Scarborough Bridge.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com



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KEY FEATURES

- Prestigious North Parade Address
- Rear Views Over St Peter's School Fields
 - Three-Bedroom Period Terrace
- Spacious Bay-Fronted Living Room
- Versatile Top-Floor Bedroom
 - Council Tax Band D







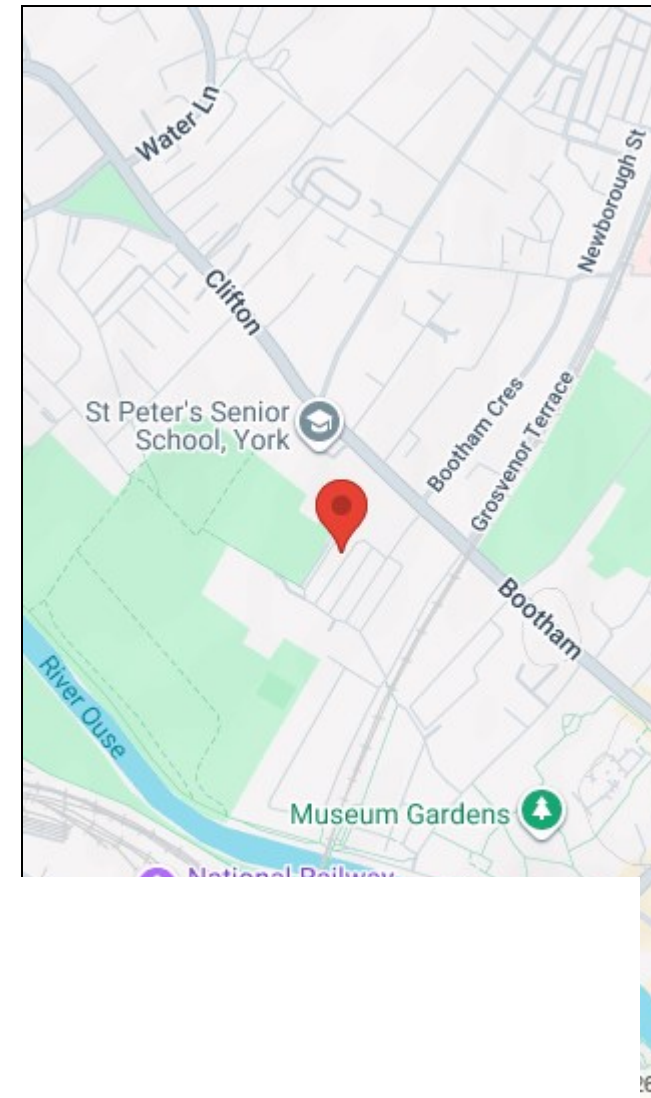
Ground Floor

First Floor

Second Floor

Total floor area 128.9 sq.m. (1,388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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