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3 2 D

# North Parade, Bootham, York

£525,000



A beautifully maintained three-bedroom mid-terrace home in a highly sought-after location with rear views over St Peter's School playing fields.

Located on the prestigious North Parade, just moments from the heart of York, this charming period property offers spacious accommodation arranged over three floors. The home has been well cared for throughout and combines characterful features with practical modern living.

A welcoming porch and hallway lead to a bright and generously sized living room, complete with a feature fireplace and large bay window. The dining room offers ample space for family meals or entertaining and there is a well-appointed kitchen that overlooks the rear aspect. Beyond the kitchen is a useful utility area and a ground-floor WC.

The first floor offers two well-proportioned double bedrooms the main of which is particularly impressive, spanning the full width of the property and enjoying an abundance of natural light. A family bathroom, complete with bath and separate shower, serves this floor.

The top floor provides a third bedroom with rooftop views—an excellent guest room, home office or teenager's retreat.

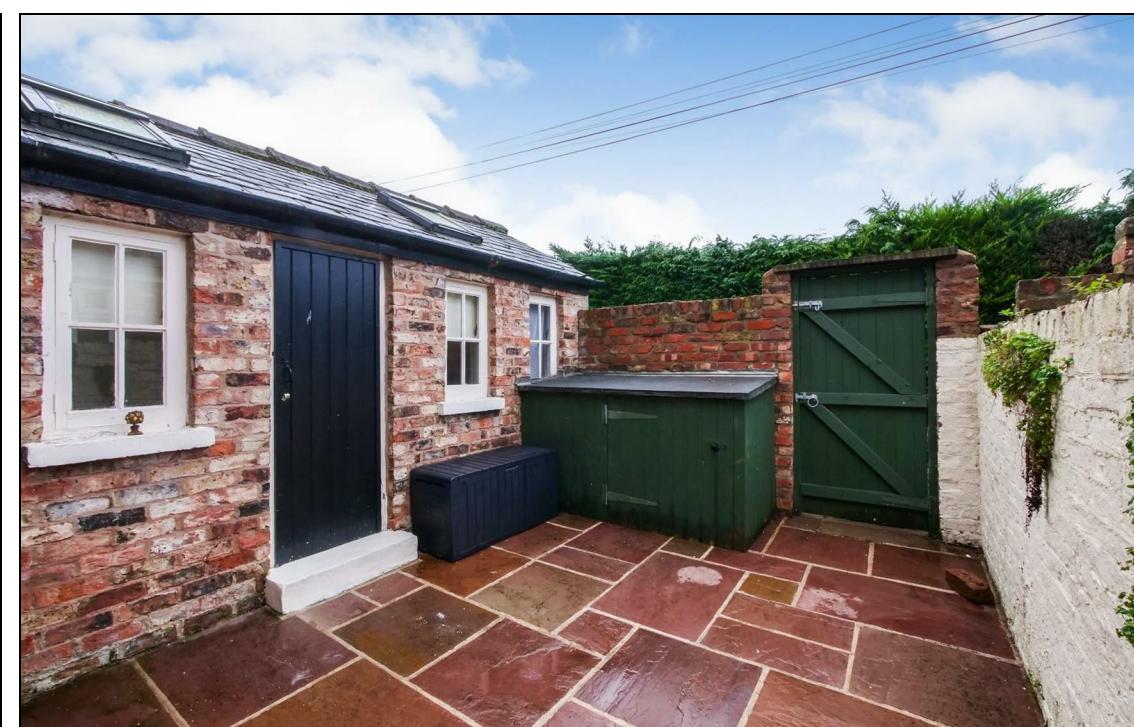
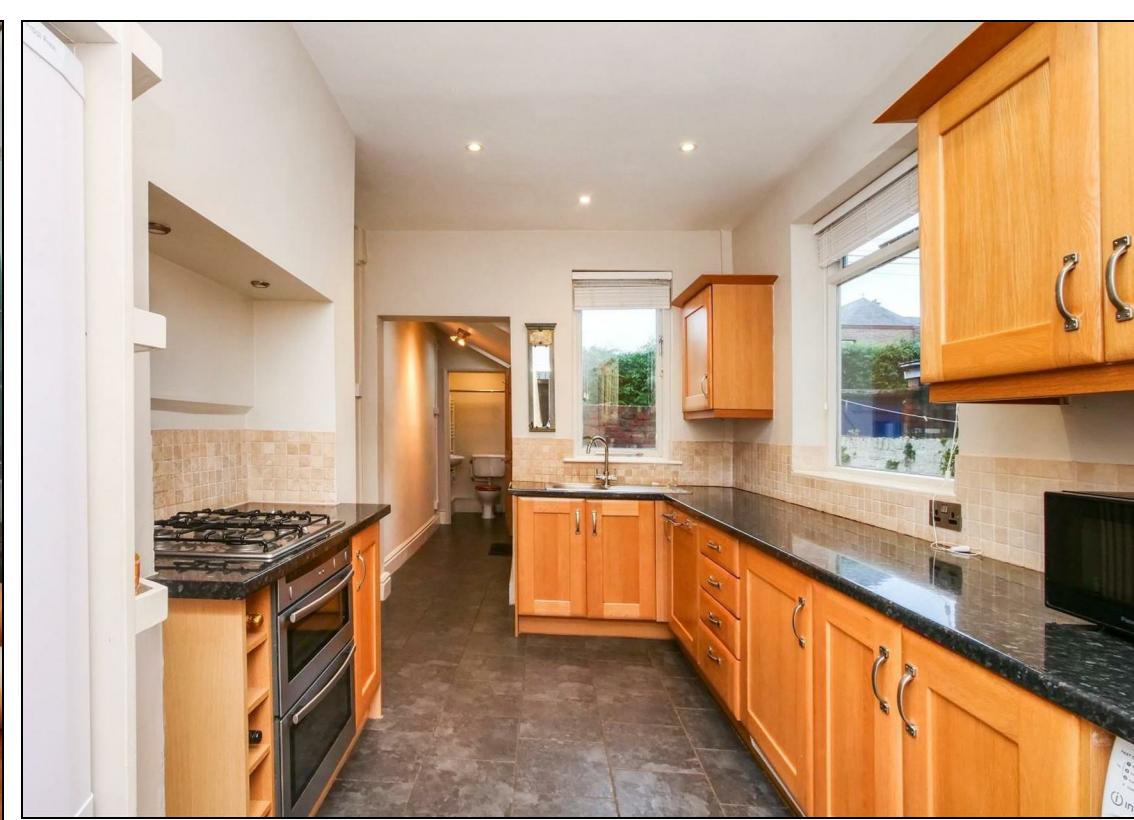
To the rear, the property enjoys an attractive outlook across the expansive playing fields of St Peter's School, providing a peaceful and remarkably private feel seldom found so close to the city centre.

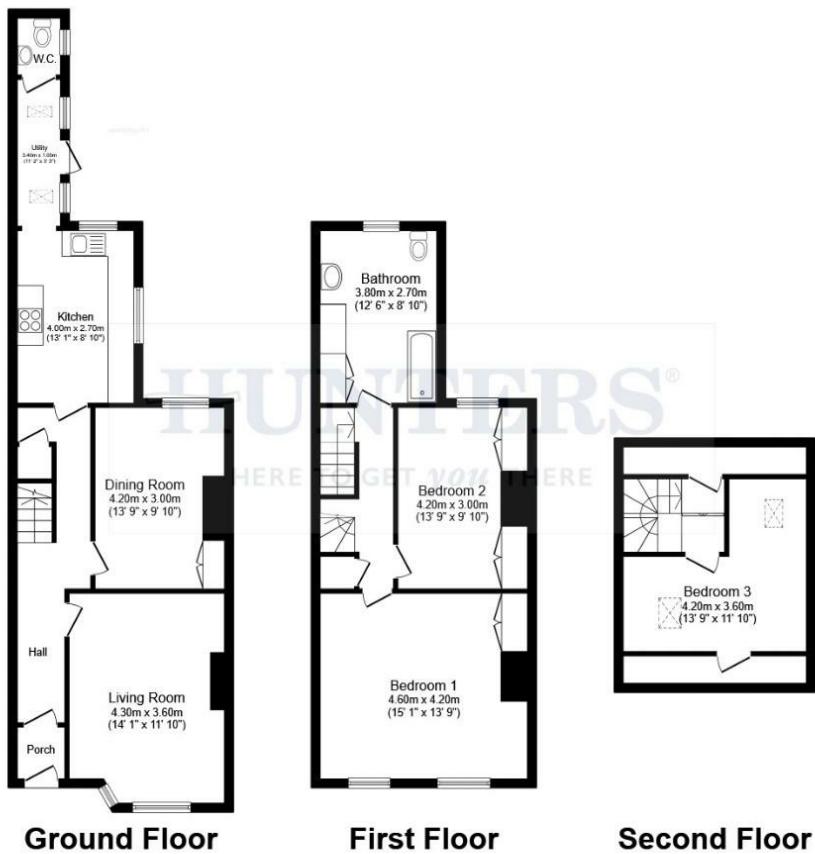
North Parade is one of York's most desirable residential streets. It offers easy access to the city centre, riverside walks, local amenities, and highly regarded schools. York Railway Station is also easily accessible via Scarborough Bridge.

## KEY FEATURES

- Well Maintained
- Sought After Location
- Views Over Playing Fields to the Rear
- Convenient for City Centre
- Two Reception Rooms
- Council Tax Band D







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](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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