



3 Ashfield House, College Court, York, YO24 1UP

Guide price £875,000



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 **PRIME**
RESIDENTIAL



3 Ashfield House College Court

Award-winning 4 bedroom town house with stunning interiors approaching 2,500 square feet ideally positioned in a small gated development close to the city centre.

Splendid 4 bedroom period property, offering significant and exceptionally well-presented accommodation of near perfect proportions. With exquisite interiors and handsome original features the property truly offers the best of old and new and also enjoys delightful generous gardens, a large double garage with cedarwood electric door and additional private parking.

Original entrance from Tadcaster Road with Boot Room, Large Internal Hallway with sweeping staircase, Drawing Room, Kitchen Family Room, Cloakroom, Master Bedroom Suite with Dressing Room and Luxury Bathroom, Guest Bedroom with En Suite, 2 further Bedrooms, Family Bathroom.

Generous South East Facing Gardens, Large Double Garage and additional Private Parking. Private gated development.

DESCRIPTION

3 Ashfield House is one of just a handful of elegant homes in this delightful gated development converted from the former Ashfield House in 2011. This handsome building was originally built in 1850 by AJ Penty for a family of prominent bankers and beautifully combines the best of the period with impressive rooms of majestic proportions and splendid high ceilings. This sense of drama and history is complimented by the best of modern comforts and all the refinements that 21st Century technology has to offer, gently steering the house from 1850 to 2022.

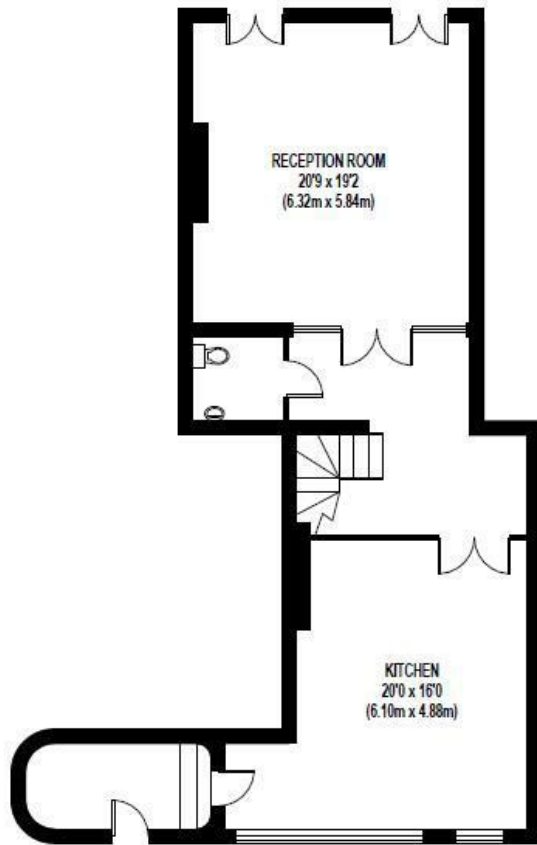
This award-winning conversion showcases wide plank oiled oak flooring, Italian marble fireplace, Vileroy & Boch bathrooms and a stunning bespoke kitchen, with free flowing family/dining area. The attention to detail is breathtaking and the finish exquisite. There are 4 very generous bedrooms, the master with dressing room and luxury ensuite bathroom, and 2 further stylish bathrooms.

Tadcaster Road is one of York's most favoured addresses, it offers easy access to the city centre, the railway station and to the A64 for travel further afield

- **Stunning town house approaching 2,500 square feet**
- **4 generous bedrooms**
- **Master bedroom with dressing room and luxury en suite**
- **Stunning kitchen/family room**
- **Elegant drawing room with oak flooring and feature fireplace**
- **3 luxury bathrooms**
- **Exquisitely appointed throughout**
- **Generous garden**
- **Large double garage and additional private parking**
- **Easy access to the city, railway station and wider road network**

Freehold

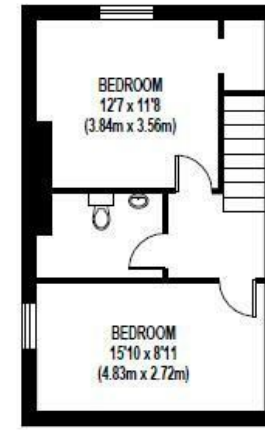




GROUND FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 1086 SQ FT / 101 SQ M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 977 SQ FT / 91 SQ M



SECOND FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 429 SQ FT / 40 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 2492 SQ FT / 232 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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	