



8, Malt Shovel Court, York, YO1 9TB

Guide price £725,000



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 PRIME
RESIDENTIAL



8 Malt Shovel Court

Freehold newly renovated 4 Bedroom Townhouse with Parking and Delightful Garden in Exceptional Central position.

Of interest to owner occupiers or those looking for an investment/holiday let . This substantial city centre townhouse in the heart of YO1 approaching 1800 square feet with river views, a generous courtyard garden and gated private parking. Ideally situated in an enviably quiet position just off Walmgate, York's premier area for sophisticated socialising and eating out.

Entrance Hall, Kitchen Dining Room, Sitting Room, Garden Room, Principal Bedroom with En Suite, 3 Further Bedrooms, Family Bathroom, Private Parking, Gated Courtyard Garden with River Views

DESCRIPTION

A stylish 4 bedroom Victorian townhouse of significant size, enjoying a delightful position in the very heart of the city. The current owners have comprehensively upgraded the property both internally and externally providing the perfect fusion of old and new. High end traditional finishes provide the best of modern comforts whilst showcasing the scale and charm of the older building.

The programme of works includes, re-wiring, re-plastering, new Carron cast iron Victorian style radiators and a new boiler, 2 new quintessentially British bathrooms, both with luxurious underfloor heating, and new flooring/re-decoration throughout. Outside, the courtyard garden has been opened up and hard landscaped to provide a delightful private area ideal for entertaining/private enjoyment. Tucked away behind wrought iron gates, the property enjoys an unusually quiet position and benefits from private parking and a generous courtyard garden with delightful riverside views.

Malt Shovel Court is ideally placed just steps away from York's vibrant eating area which has a wide array of culinary outlets and sophisticated cafe bars and is within walking distance of all the amenities the city has to offer.

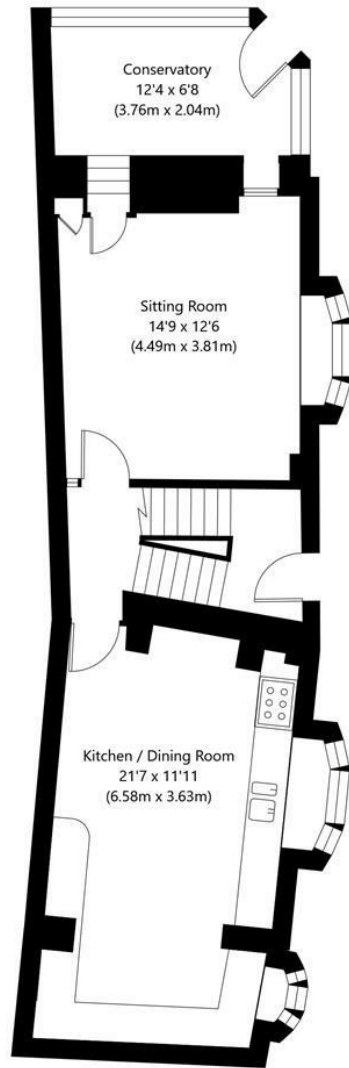
Walmgate/Fosgate is one of York's best addresses. It is ideally situated in the very heart of YO1 with many of York's best shops, restaurants and bars on its doorstep. The railway station and wider road network are close by for travel further afield.

- Substantial town house in the heart of YO1 with electric car charging point
- Beautifully renovated and improved with 2 new bathrooms
- Versatile accommodation approaching 1800 square feet ideal for investment/holiday let or owner occupier
- Large dining kitchen and good sized reception room to the ground floor
- charming garden room overlooking a generous and private hard landscaped garden with river views
- 3/4 bedrooms, one with ensuite
- First floor sitting room/ bedroom 4 with river views
- Private gated development with secure parking
- Exceptional central position
- Peaceful location just steps from the best restaurants and amenities

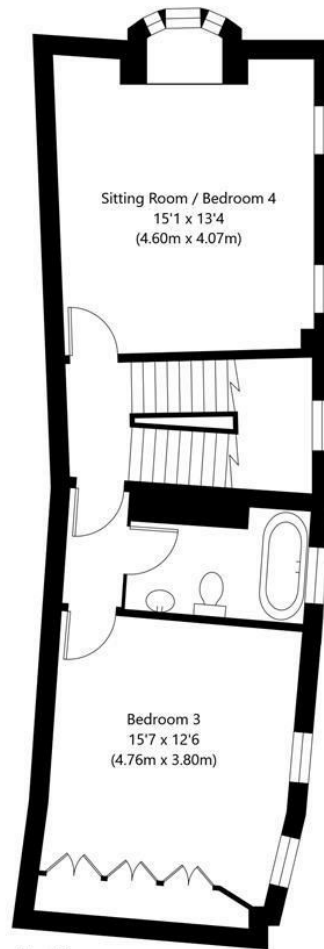
Freehold



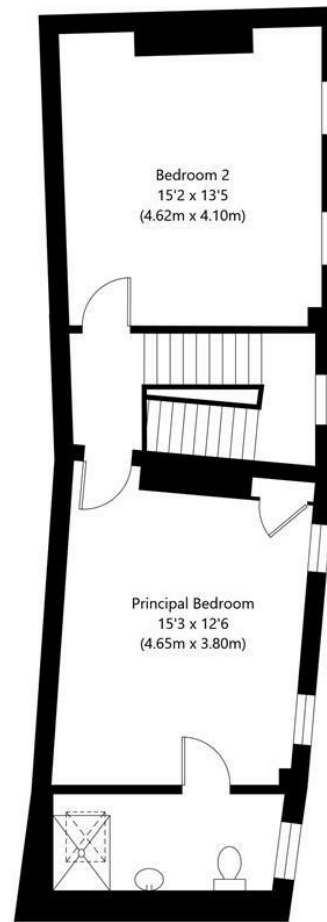
8 Malt Shovel Court, York, YO1 9TB
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 1781 SQ FT / 165.5 SQ M



Ground Floor



First Floor



Second Floor



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 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			73
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	