



18, St. Aubyns Place, York, YO24 1EQ

Guide price £925,000



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PRIME

RESIDENTIAL



18 St. Aubyns Place

Handsome Arts and Crafts house on a very generous and private plot close to the city centre, railway station and green open spaces of the Knavesmire.

Outstanding detached family home with beautiful private gardens and excellent parking in one of York's premier residential streets

Accommodation comprises:-

Entrance vestibule, entrance hall, sitting room, dining room, family kitchen, primary bedroom with en suite shower room, 3 further bedrooms, family bathroom

Sizeable private garden to rear, garage and driveway parking for multiple vehicles

DESCRIPTION

A rare opportunity to acquire a detached family home on a superb plot, with beautiful gardens and excellent parking options close to the city. St. Aubyns Place is one of York's most sought after residential areas. Ideally located just off The Mount area of York it has excellent local amenities and is just steps away from the green open spaces of York Racecourse and The Knavesmire. Access to the railway station, the city centre and the popular Bishopthorpe Road area is also close by.

The property has been a much loved family home and cleverly combines the scale and elegance of the Arts and Crafts period with the modern comforts required for family life. A stunning staircase, original oak panelling and tall ceilings are the signature features with stained glass insets and multiple windows flooding the property with light. A beautifully original entrance hall gives access to 2 generous reception rooms (one with multi-fuel stove) and a well-equipped breakfast kitchen. The primary bedroom features an impressive bay window, fitted wardrobes and a stylish en suite shower room. There are 3 further bedrooms and a generous contemporary bathroom. Beautifully proportioned and very well-presented, the house offers potential for further development if required subject to the necessary planning consents being granted.

The property enjoys a commanding position close to the head of this no-through road and is one of just a handful of detached homes on the street. The very generous gardens are a particular delight and provide the perfect backdrop to the house. Both dog and child friendly, there are planted beds and borders with a large expanse of lawn and productive fruit orchard and kitchen garden area. A paved terrace seating area makes the most of the views and has access to the house, ideal for al-fresco entertaining.

There is a timber summer house which could be used as a home office if required, a single garage and large private driveway provide ample parking for multiple vehicles.

York railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross. The A64 ring road is about three miles from the city centre giving access to Leeds, the A1(M) and the wider motorway.

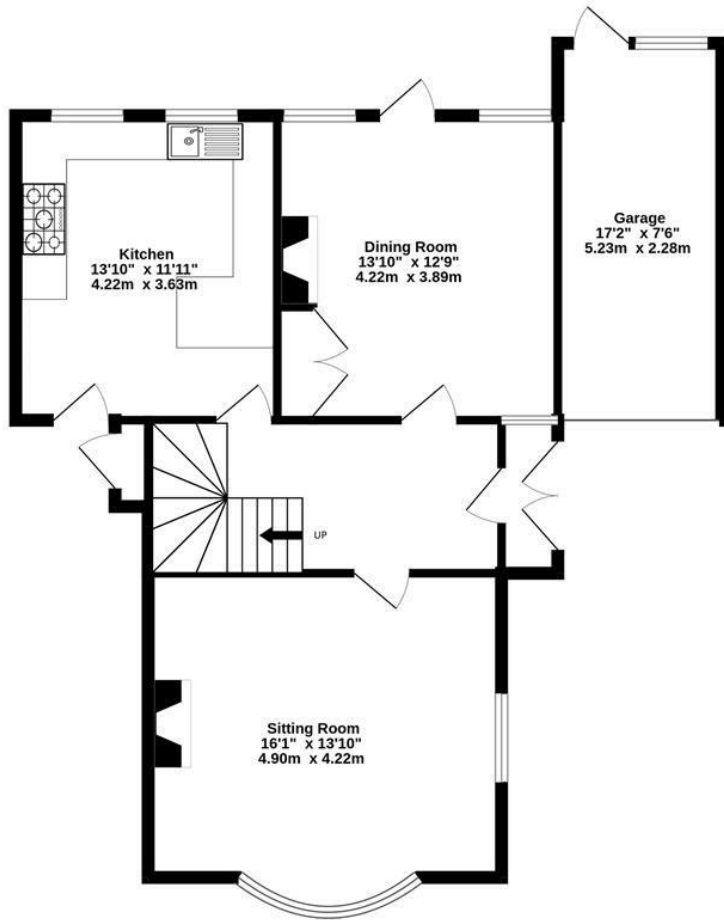
The city offers a diverse range of primary and secondary schools including the popular Scarcroft Primary School (Academy), All Saints RC School (Ofsted Outstanding 2016) and Millthorpe School (Academy). Independent schools on offer are The Mount, St Peter's and Bootham.

- Handsome 4 bedroom Arts and Crafts detached house
- Exceptional mature gardens affording great privacy
- Garage and driveway parking for multiple vehicles
- Delightful original features and enormously bright interiors
- Generous family kitchen
- 2 Elegant reception rooms
- Spacious primary bedroom with stylish en suite
- 3 further bedrooms and contemporary bathroom
- Close to the city centre, railway station and the Knavesmire
- Rare detached property in one of York's most prestigious areas

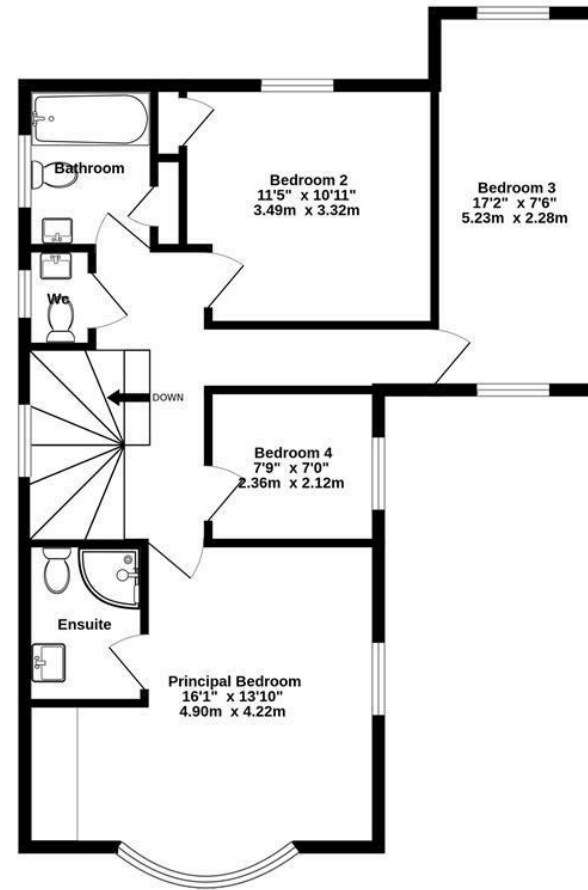
Freehold



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	