6, Earlsborough Terrace, York, YO30 7BQ

Guide price £695,000

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PRIME RESIDENTIAL

6 Earlsborough Terrace

PROVIDING THE VERY BEST OF OLD AND NEW, THIS COMFORTABLE VICTORIAN HOME HAS AN IMPRESSIVE ENERGY RATING OF C. THE ELEVATED RIVER VIEWS BENEFIT FROM PROVEN FLOOD DEFENCES, AND FURTHER PEACE OF MIND IS PROVIDED BY A 'LOW RISK' OF RIVER FLOODING RATING FROM THE ENVIRONMENT AGENCY (JANUARY 2025)

This beautifully refurbished riverside home provides stunning views, 4 bedrooms and a large garage/workshop, just a short walk to the city centre and railway station.

Accommodation comprises:-

Entrance hall, sitting room, kitchen, dining room, principal bedroom with en suite, guest bedroom with en suite, 2 further bedrooms and a family bathroom

Delightful south facing riverfront garden, private courtyard garden, Large garage/workshop with potential for further development subject to consent

DESCRIPTION

This stunning riverside home has been sympathetically refurbished by the current owners who have comprehensively upgraded the original property, with meticulous attention to detail and with no expense spared, enhancing the accommodation and injecting an enormous amount of style.

The newly fitted shaker style kitchen sits at the centre of the home and showcases white quartz work surfaces, a sociable central island and stainless steel range style cooker. There is a generous sitting room to the front with a cosy log burner and a further reception room to the rear with feature panelling and access to the courtyard garden and workshop/garage. To the first floor are 3 bedrooms, the principal with 2 windows, delightful riverside views and a contemporary en suite shower room. A well proportioned family bathroom serves the other 2 bedrooms with large walk-in shower. To the second floor is the 4th bedroom, ideal for guests/independent teenagers, it also benefits from a newly fitted en suite. A triumph of interior design, the property provides all that is required for comfortable modern living with bespoke Amtico flooring, column radiators and statement light fittings used to great effect throughout.

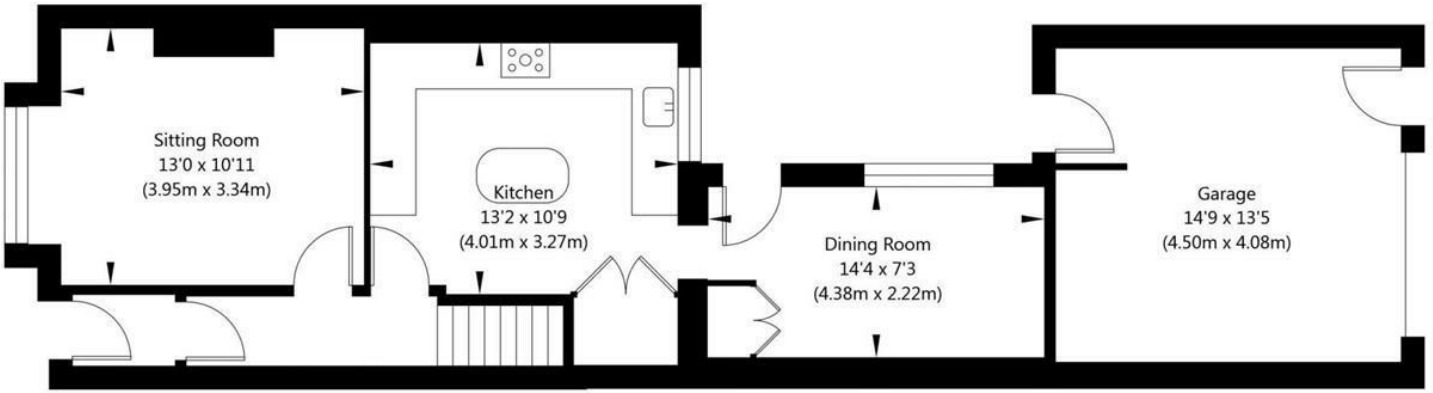
The property enjoys a commanding position on Earlsborough Terrace with elevated river views and easy pedestrian access to the city centre and railway station. There is a stunning south facing garden to the front which has been beautifully landscaped to take advantage of the views. A further courtyard garden to the rear gives access to the large garage/workshop which offers enormous potential for a variety of further uses if required. Further residents parking is available close-by.

Earlsborough Terrace is ideally placed with delightful riverside walks and the green open spaces of the Museum Gardens on its doorstep. Pedestrian access to the railway station is available via the nearby Scarborough Bridge with in excess of 50 trains daily to London King's Cross, many in under 2 hours. There are excellent local amenities including a Michelin Star restaurant, independent shops and coffee shops, with all the amenities and culture of the city also within easy walking distance.

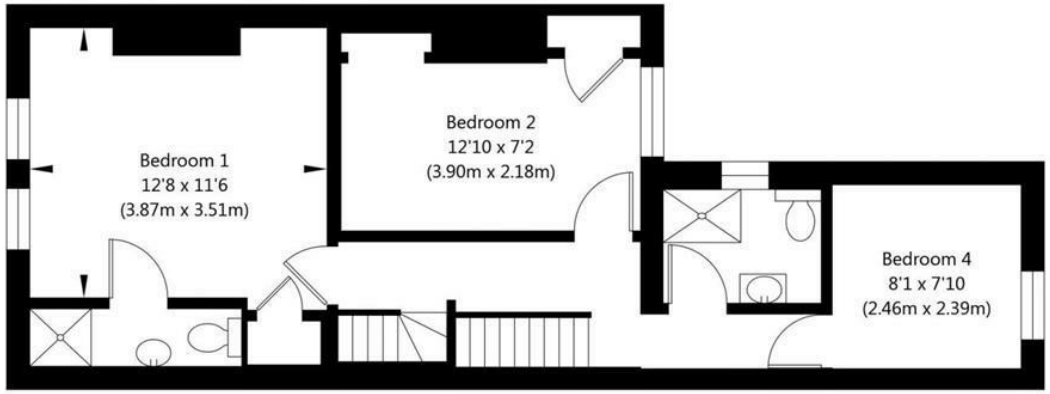
Earlsborough Terrace has been fitted with proven flood defences and is currently deemed 'Low Risk' of river flooding by the Environment Agency (Jan 2025)

- **Stunning 4 bedroom home with unrivalled river views**
- **Refurbished to a high standard throughout**
- **Contemporary shaker style kitchen and 3 stylish bathrooms**
- **Sitting room room with log burner and river views**
- **Principal bedroom with river views and en suite**
- **Turnkey home with bespoke interiors and quality finishes**
- **Large garage/workshop offering enormous further potential if required**
- **Ideal main home, holiday home or lock up and leave**
- **Walking distance to the railway station and the city centre**
- **Beautiful south facing garden with river views and further courtyard garden to the rear.**

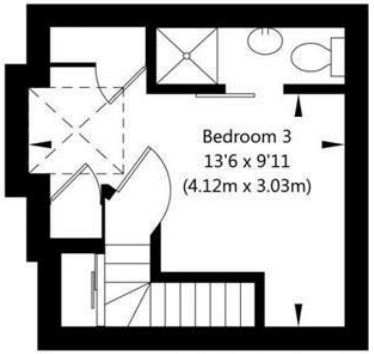
Freehold



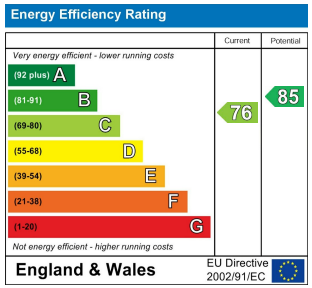
Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 492 SQ FT / 45.67 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 495 SQ FT / 45.97 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 163 SQ FT / 15.1 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1150 SQ FT / 106.74 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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