



1, Dewsbury Cottages, York, YO1 6HB

Offers over £525,000



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PRIME

RESIDENTIAL



## 1 Dewsbury Cottages

### Lovely city centre country cottage alongside the medieval city walls

Beautifully renovated double-fronted Victorian home in one of York's most exclusive residential areas. Ideally placed within walking distance of the railway station and just steps away from all the amenities the city has to offer.

Accommodation comprises

Entrance hall, sitting room, kitchen with dining area, utility room, cloaks cupboard, WC/shower room, study/bedroom 3, primary bedroom with en suite bathroom, further double bedroom,

Garden and rear courtyard garden with secure storage, resident's parking

## DESCRIPTION

Dewsbury Terrace is an unspoilt enclave of delightful period houses and is one of York's most sought after residential areas. A quiet, exclusive address it has some of the best views of the medieval walls and is just steps away from the city's extensive amenities and within easy walking distance of the railway station with many trains to London's King's Cross in under 2 hours.

This impressive double-fronted property enjoys near perfect proportions with large sash windows giving a real sense of elegance, and has been comprehensively refurbished/updated throughout. The sympathetic programme of works includes new electrics and plumbing with column radiators and a new combi boiler. There is a stylish and well-equipped shaker style kitchen with integrated appliances, a sociable island and dining area, with a separate utility room and glazed door to the rear courtyard garden with secure storage.

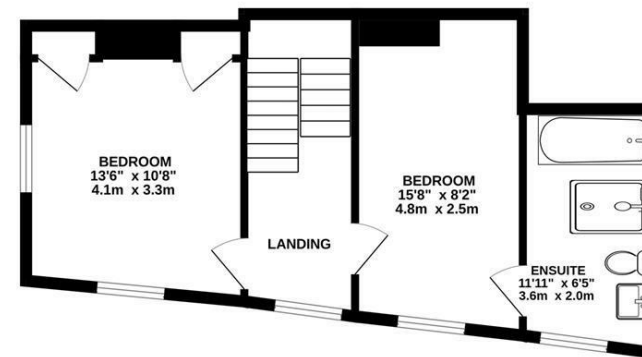
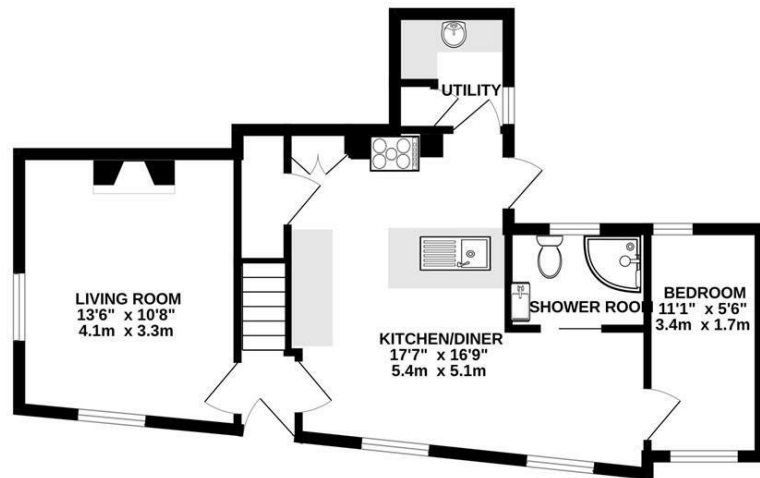
Balance and symmetry are at the heart of the house with a delightful central staircase and well-proportioned rooms either side, the tall ceilings and large sash windows deliver a feeling of 'grown up' space usually only found in much larger houses. There are 2 delightful double bedrooms to the first floor, the primary bedroom with a luxury ensuite with both bath and walk-in shower. A further single bedroom/study and shower room complete the accommodation.

Impeccably presented throughout, with natural seagrass, quality carpets and hardwood flooring, the property is turnkey ready and offered with no forward chain. A truly beautiful home in a charming location, the property also benefits from the most delightful garden which adjoins the grassy ramparts of the medieval city walls.

- **Delightful Victorian townhouse within the city walls**
- **Beautifully renovated property with high end finishes throughout**
- **3 bedrooms and 2 bathrooms**
- **Stylish kitchen with doors to courtyard garden and secure storage**
- **Primary bedroom with luxury ensuite**
- **Impressive double-fronted home with large sash windows**
- **Delightful garden adjoining the grassy ramparts of the city walls**
- **Quiet position close to the heart of the city**
- **Walking distance of the railway station**
- **Enormous kerb appeal with rare double-fronted aspect**

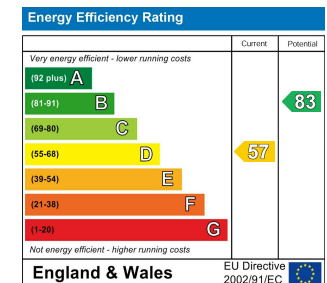
**Freehold**





TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.  
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