



The New House, Peckitt Street, York, YO1 9SF

Guide price £995,000



4



2



2



B



PRIME

RESIDENTIAL



The New House Peckitt Street

EXCEPTIONAL MODERN TOWNHOUSE WITH LUXURY FINISHES, PRIVATE PARKING AND STUNNING 300 SQ FT SUN TERRACE.

Luxury Contemporary Townhouse with Stunning Views, Large Sun Terrace & Parking in the Heart of York City Centre

Accommodation comprises:-

Private entrance, Dining kitchen with family room, utility, sitting room, primary bedroom with dressing room and luxury en suite, 3 further double bedrooms, jack and jill bathroom, versatile layout with optional self-contained apartment to the top floor

Superb 300 sqft Sun Terrace, 2 balconies, open fronted garage

DESCRIPTION

Offered to the open market for the first time, this superb contemporary home forms part of the much admired Old Fire Station development, completed in 2017. Enjoying a quiet, end of terrace position on Peckitt Street, the house has views of both the river and of Clifford's Tower.

Architect-designed, with high end finishes throughout, the property has been further extended and improved by the current owners, who have added an enormous amount of style and a stunning family room to the rear. This superb space cleverly links the contemporary dining kitchen to a splendid 300 sq ft private sun terrace and is an excellent space for entertaining with seamless indoor-outdoor flow.

There is a generous sitting room to the front of the property with balcony enjoying views towards the river. The versatile layout is currently arranged as 3 bedrooms, the primary with a dressing room, luxury en suite and private balcony. The top floor has been converted from 2 bedrooms (each sharing a jack and jill bathroom) to a luxury one bedroom self contained apartment. This provides a useful rental income and could be easily reverted to the original design if required.

The property enjoys impressive eco-credentials and an EPC rating of B, with solar panels, smart heating/lighting and underfloor heating throughout.

This luxurious city base, is large without being overwhelming and is ideal for downsizers who do not wish to compromise on space. An ideal lock up and leave or high-end investment the property offers the best of city living without compromise. Exceptional finish, private parking and multiple outdoor living options, this exceptional new home offers turnkey low maintenance living with space to breathe and superb views.

Peckitt Street is situated almost directly opposite Clifford's Tower and offers immediate proximity to all the amenities of the city with a range of national and boutique shops, galleries, theatres, and award-winning restaurants. York Railway Station is within walking distance and offers fast links to London with more than 50 trains daily. Edinburgh, Newcastle, Leeds and other major cities are also within an easy commute.

Award winning restaurants including The Star Inn the City by Andrew Pern and the Michelin-starred restaurants, Roots, by Tommy Banks, and Skosh by Neil Bentinck are all within walking distance.

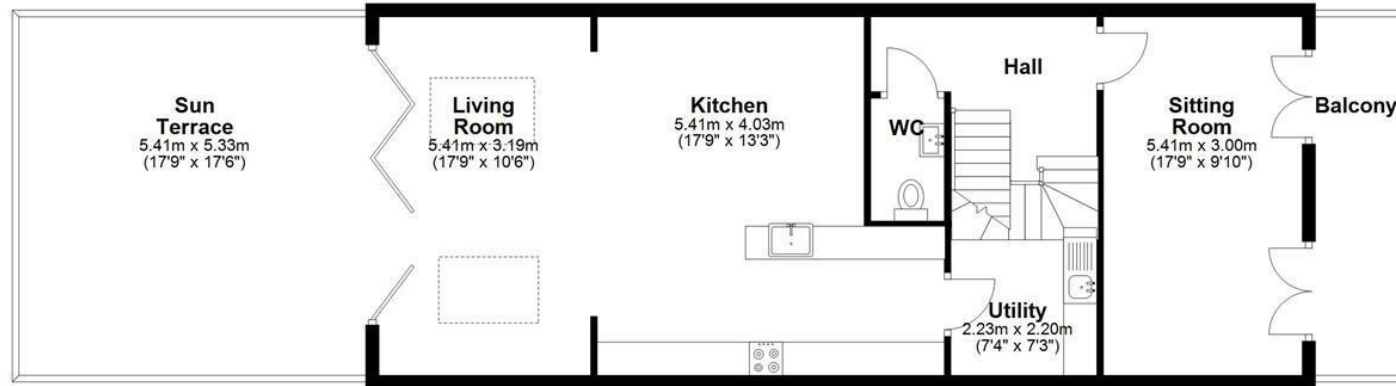
- **Exceptional modern home in the heart of York City Centre**
- **Versatile living space with high-end finishes throughout**
- **Cleverly extended contemporary kitchen with family room and separate utility**
- **3 /4 bedrooms and option of luxury self contained apartment**
- **2 Stunning bathrooms**
- **Primary bedroom with dressing room, elegant ensuite and private balcony**
- **Sitting room with balcony and views toward the River Ouse and Clifford's Tower**
- **Multiple outdoor living options including 2 balconies and a 300 sq ft sun terrace**
- **Situated in the heart of the city with open fronted garage and external store**
- **Ideal main home, lock up and leave or investment property**

Leasehold



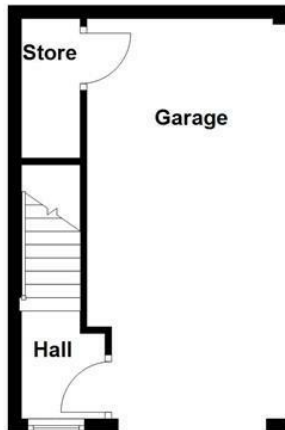
First Floor

Approx. 75.3 sq. metres (810.7 sq. feet)



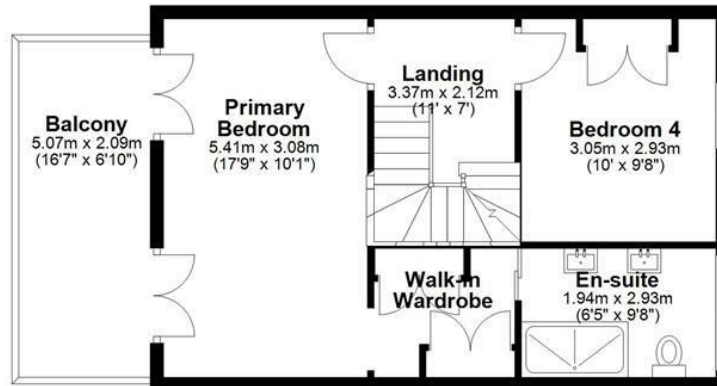
Ground Floor

Approx. 22.9 sq. metres (246.7 sq. feet)



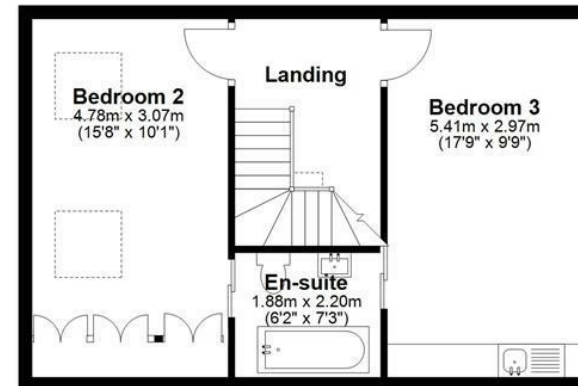
Second Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Third Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 188.0 sq. metres (2023.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(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

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