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CHARTERED SURVEYORS



ABBEY HOUSE • EARLSBOROUGH TERRACE • YORK





ABBEY HOUSE

13-14 Earlsborough Terrace, York
YO30 7BQ

*Railway station 2 minutes' walk • York city
centre 1/3 mile*

**Attractive period house in a
desirable riverside location just a
few minutes' walk from the
railway station and city centre**

Staircase hall • 4 reception rooms •
kitchen • study • ground floor
wc/bathroom

5 bedrooms • 5 en suite bathrooms •
loft space

Front garden • upper paved terrace

Rear yard with shed and off street
parking

For Sale Freehold



This handsome end of terrace townhouse was constructed in 1895 of ornate brickwork with a slate roof. It sits in a prominent and elevated position, just off Marygate, facing south with glorious views along and across the tree-lined river Ouse. Its pretty front terrace and lawned garden take full advantage of the picturesque setting.

This property has been run as a guest house for many decades, but a pre-application to return it to permanent residential use has been nominally approved with no objections. Abbey House now presents a rare opportunity to live in a landmark riverside house in a premium corner of this historic city.

- Late nineteenth century house elevated above the river Ouse
- Exceptional riverside location with proven flood defences
- Highly versatile accommodation totalling more than 2000 sq ft
- Double-fronted with a broad south facing front garden
- Off street parking for up to two cars
- Just minutes' walk from the railway station and York city centre
- Premium residential location just outside the city walls
- Short stroll to St Peter's and Bootham schools, around the corner from a Michelin Starred restaurant

Abbey House is a classic, double-fronted, period property with a central hall flanked by four well-proportioned rooms on each floor. The two front rooms on the ground floor both have south facing French doors onto the terrace and one has an electric fire housed in a period style fireplace. The snug, currently used

as an additional bedroom, also has a fireplace. There is also a modern fully-fitted galley kitchen with integrated appliances, a rear window, a study and a downstairs bathroom with a bath tub. The two first floor bedrooms at the front have three windows apiece providing an uncommonly fine outlook south across the tree-lined river Ouse. Four of the five bedrooms on the first floor have the advantage of an en suite shower room with the largest bedroom having an en suite with bath and a shower over it. During winter months there is a clear view of York Minster from bedroom 4.

Outside

The property sits behind its original cast iron railings, and a garden gate gives access to a path with broad and shallow steps that ascends to the front door. The lower terrace includes an area of lawn and herbaceous border, together spanning the double-fronted width of the house. Beyond the flood defences is a sheltered paved terrace of generous proportions, ideal for sitting out and enjoying al fresco dining. There is useful and highly versatile rear yard with a garden shed, and secure high gates on the northern boundary that, when fully open, enable off-street parking for up to two cars. Residential Parking Permits are available for on-street parking and additional parking is available on Marygate Car Park immediately behind Abbey House. A separate side gate provides an alternative access to the front of the property.

In the early 1980s the Environment Agency fitted all properties on Earlsborough Terrace with custom-made flood defences, and the property was deemed a 'low flood risk' by the Environment Agency in 2020.

Environs

Earlsborough Terrace could not be more conveniently placed to offer access by foot to York's superb range of amenities. The leafy footpath in front of the house connects to Scarborough Footbridge and onto the railway station, as well as to York city centre along the finest riverside stretch passing the botanical

Museum Gardens where there are views of York Minster. Heading west, the same tree-lined pathway takes you past the school sports grounds of St Peter's to Clifton Ings and Rawcliffe Country Park, a mile or so from the door. The opportunities for runners and dog walkers are endless.



Tenure: Freehold

EPC Rating: C

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

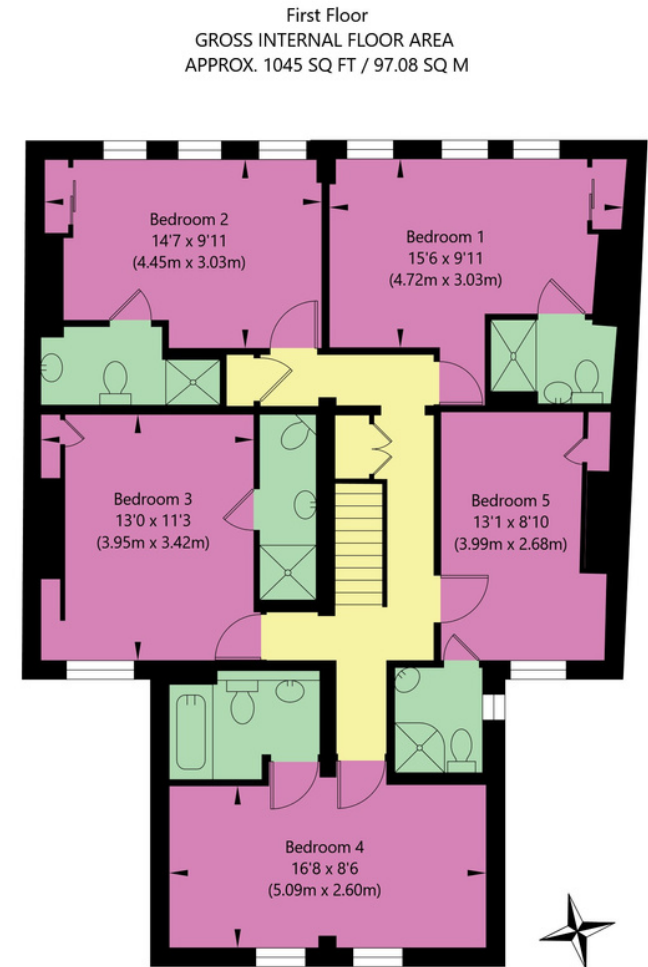
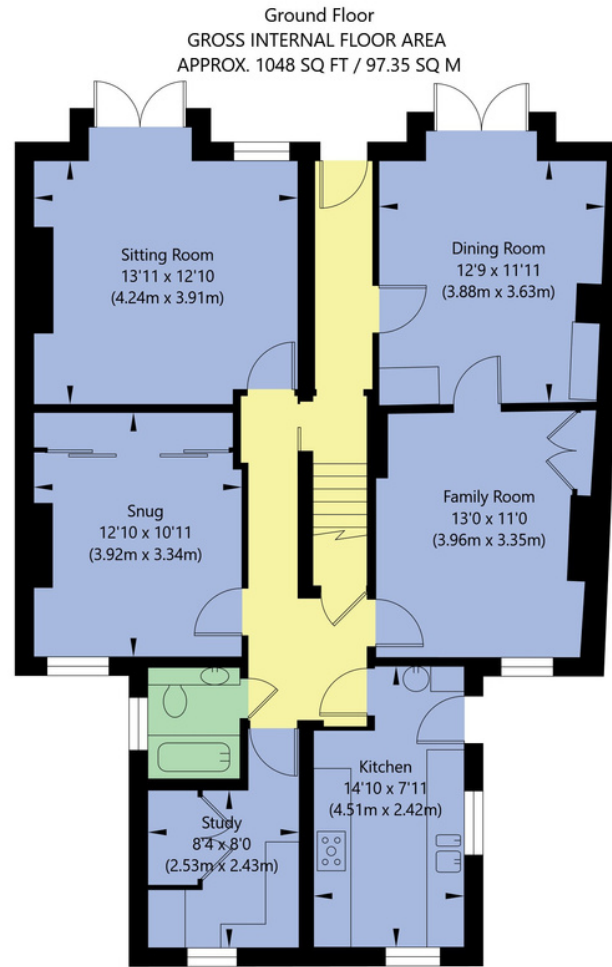
Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

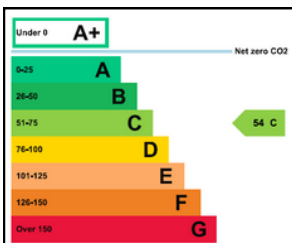
Local Authority: City of York Council www.york.gov.uk Conservation Area.

Directions: Earlsborough Terrace sits in front of Marygate car park and parallel to the river. Nos 13-14 sits at the end of the terrace on the western side close to the footbridge.

Abbey House, 13/14 Earlsborough Terrace, Marygate, York, YO30 7BQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2093 SQ FT / 194.43 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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City

Country

Coast