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1 MOUNT TERRACE • YORK



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PRS Property Redress Scheme



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1 MOUNT TERRACE

York YO24 4AR

York city centre 1 mile

York Railway Station ¼ mile • Leeds 23 miles

Georgian townhouse with courtyard garden and parking in one of York's prettiest streets

Entrance and staircase hall • kitchen/breakfast room • wc/boiler room • utility • 2 reception rooms • 3 bedrooms • 2 bathrooms • separate wc

Walled garden • off street parking for 2 cars

For Sale Freehold

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One of the city's romantically hidden-from-view period townhouses, 1 Mount Terrace lies off a cobbled walkway within an exquisite Georgian terrace within a Conservation area. It is orientated to the southeast with a sunny walled garden and offers the singular advantage of private parking at the front. The house is well placed being close to the city centre and just a short stroll from York mainline railway station; the upcoming 'York Central' regeneration project is scheduled to bring further advantages and greater connectivity to the Holgate area. Available for the first time in 35 years, this fine period property ticks a lot of boxes although would now benefit from some updating.

- End of terrace townhouse circa 1823, not listed
- Versatile accommodation arranged over four floors
- View of York Minster from the first floor
- Sunny and private walled garden
- Private parking for 2 cars adjacent to the house
- Tucked away from the thoroughfare in a peaceful corner of the city
- Just a few minutes' stroll from the railway station
- Comfortable walking distance to the amenities of York city centre
- Vacant, no onward purchase

This traditional townhouse dates from circa 1823 and sits at the end of the terrace. Its southerly orientation means that most of the rooms are illuminated with natural light all day long. There is a generous parking area of original York stone flags able to accommodate two cars. A high curved wall swathed in wisteria has a trellis garden gate that leads to a sheltered walled garden accessed from the rear hall/kitchen.

Paved and designed for low maintenance the garden has an herbaceous border lining the wall with verdant climbers providing colour, creating a fine place for sitting out.

From the driveway, stone steps ascend to the traditional panelled front door. The sitting room extends some 20ft and has two tall windows facing the garden, an arched recess and a fireplace housing an electric stove. Beyond lies the modern L-shaped kitchen with fitted units, integrated appliances, a skylight, a window facing the walled garden and ample space to accommodate a table. An adjacent cloakroom houses the boiler and additional wc. The large lower ground floor living room is accessed by a staircase at either end; the principal staircase has a polished handrail and the secondary staircase is distinguished by its ornate wrought-iron balustrade. This versatile space has an original cupboard, a fitted unit with storage and tabletop, and natural light from the two southeast facing windows. The three bedrooms are arranged over the two upper floors and are all doubles with recessed wardrobes/cupboards. On the first floor, there is a bedroom with a cityscape view that includes York Minster, and another bedroom with a south facing outlook. The house bathroom includes a bath with electric shower and alongside is a shower room with enclosed airing cupboard and hot water storage tank. On the second floor, the bedroom suite has a separate wc; its two dormer windows face west over the rooftops and a further window gives southerly views.

Environs

Mount Terrace enjoys a convenient but discreet city location located just south of Micklegate Bar on the city walls, well placed for rapid vehicular access to the

A59 to Harrogate and A64 to Leeds. York railway station can be reached on foot in five minutes; it provides a regular mainline service to London Kings Cross in less than two hours. The historic centre of York with all its amenities can be

comfortably reached on foot along with a GP surgery and a selection of schools. To the north, nearby Hob Moor and The Knavesmire provide wide open green spaces.



Tenure: Freehold

EPC Rating: D

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

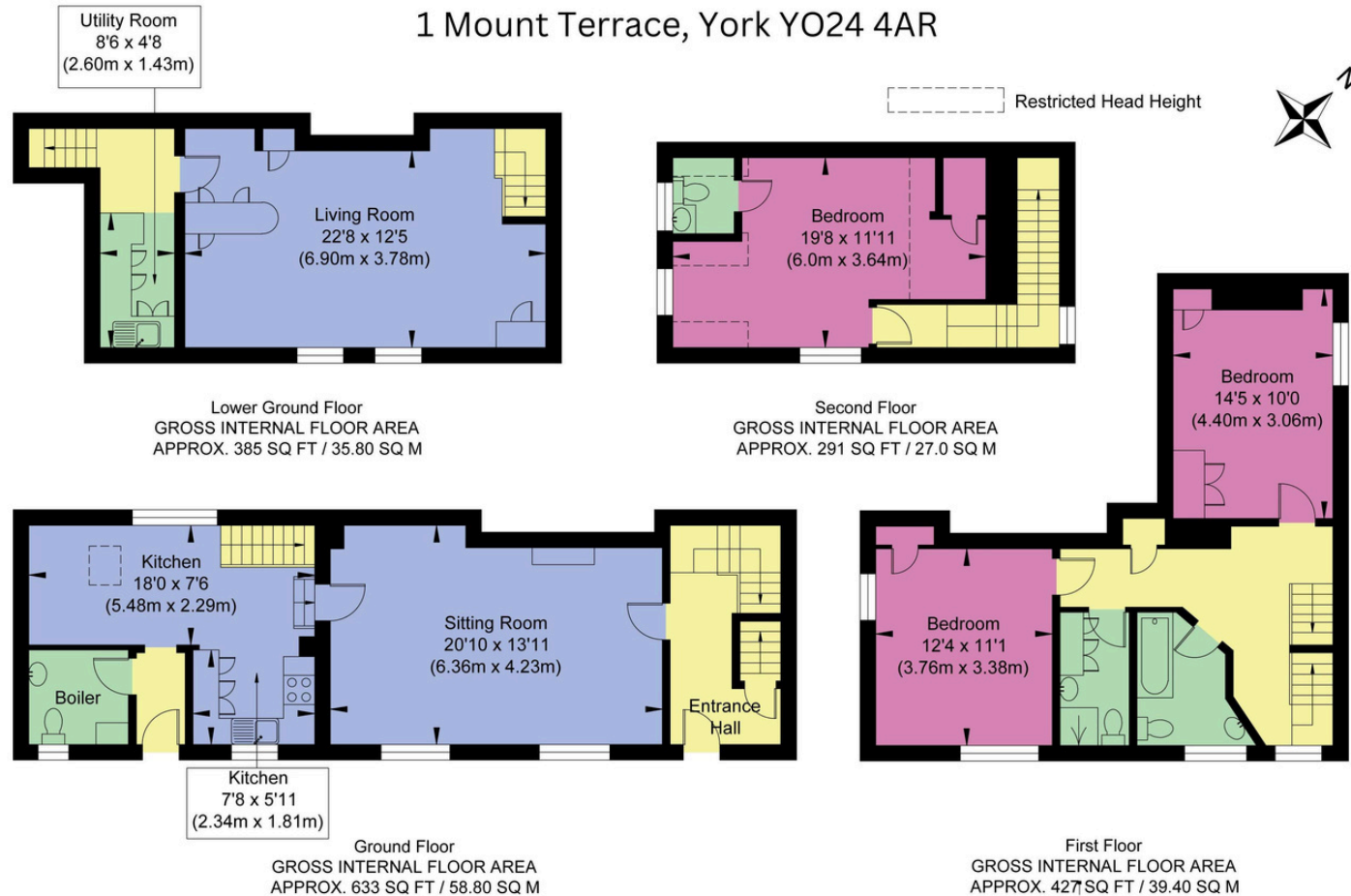
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: City of York
www.york.gov.uk

Directions: On foot, the property can be reached via Holgate Road via Mount Parade and Mount Terrace. Vehicular access is from Blossom Street, also down Mount Parade.

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1 Mount Terrace, York YO24 4AR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1733 SQ FT / 161.0 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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City

Country

Coast