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3 SOUTH PARADE • YORK



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3 SOUTH PARADE

York YO23 1BF

York city centre ½ mile • Leeds 23 miles

**Distinguished Georgian
townhouse situated in a cobbled
lane close to the city centre**

Entrance and staircase hall

- 3 reception rooms • kitchen/breakfast room • utility/laundry room • rear hall • WC
- 4 bedrooms • 3 bathrooms (1 en suite)

Rear patio garden • front courtyard garden with secure store

Cobbled forecourt • private parking

For Sale Freehold

South Parade is regarded as one of York's most charming streets and is the city's most complete Georgian terrace. Built in the 1820s and referred to as "a venture in relatively high-class housing for genteel occupiers", No. 3 was fully renovated from top-to-toe in 2002 and has been updated again in recent years. The result is an outstanding house that blends the old with the new, located in a prime location just beyond the city walls.

- Mid terrace Regency townhouse, Grade II listed and within a Conservation area
- Versatile accommodation extending to 2392 sq ft
- Principal living rooms enjoy south-facing light throughout
- High specification fixtures and fittings
- Self-contained annexe on the lower ground floor
- Two courtyard gardens and a cobbled forecourt
- Parking for up to two cars with additional parking possible
- Strolling distance to York railway station and the city centre
- Close to green open spaces
- Convenient for the A64, Leeds and motorway network

The entire property has been comprehensively renovated throughout with fixtures and fittings that reveal high quality workmanship. There is cornicing and ceiling rose, ornate architraves, brass radiator grilles, many fireplaces, and elegant multi-pane sash windows with solar control glass. Beautifully proportioned reception rooms with large south-facing windows are situated on three floors. No. 3 is a light and bright house practically designed with a WC on every floor and a layout that offers scope and versatility.

The ground floor dining room has a bow window, hardwood block parquet floor and a gas fire within an antique-style cast-iron grate. Even grander is the first floor drawing room with a pair of tall sash windows, hardwood block parquet floor and shelves flanking an antique-style fireplace also housing a gas fire. The reception room on the lower ground floor is a versatile living space with a good head-height, currently serving as a further sitting room. Because this floor can be accessed via the internal staircase as well as an independent entrance at the front of the property, it is able to be utilised as an entirely self-contained space. There is a small Peter Thompson kitchen (artfully concealed), a bedroom, bathroom, sitting room illuminated by

natural light through a bow window and outside space in the form of a sunny courtyard.

The kitchen/breakfast room on the ground floor is a well-proportioned room with a 16-pane sash window overlooking the rear courtyard and a solid oak floor; its generous dimensions are comfortably able to accommodate a family-sized table. The Peter Thompson kitchen includes granite worktops, integrated appliances and a Falcon stove with gas hob. A rear hall gives access to a utility/laundry room with a Butler sink, and heated towel rail. There is a separate WC and a back door giving access to a paved courtyard.

Outside

At the rear of the property is a small courtyard area with surrounding high walls.

At the front of the property, a wrought-iron garden gates opens to a flagged path leading to the front door. York stone steps descend to a useful garden storage facility and private, south-facing, flagged courtyard space with mains fitted lighting, ideal for sitting out. The cobbled forecourt accommodates a single private parking space with the potential to create two.

We have been advised by the client that there is an additional on-road parking space opposite the house, able to accommodate a smaller vehicle, and also limited, occasional overspill parking at the end of South Parade.

Environs

South Parade is a no-through residential street that lies just 250 yards south of the city walls and Micklegate, the main historic gateway into the city. A range of amenities are all within strolling distance including a Sainsbury's Local and a cinema. Access to York Railway Station could hardly be bettered, and the mainline service includes some connections to London Kings Cross in under two hours. The children's playpark at Scarcroft Green is close by as is York Racecourse and the extensive green open space of The Knavesmire and Rowtree Park. Superb state and independent schooling options lie within easy reach on foot.



Tenure: Freehold

EPC Rating: Exempt - Grade II Listed

Council Tax Band:

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 at www.york.gov.uk

Directions: From Blossom Street heading south, turn left opposite the Odeon cinema onto the cobbles of South Parade. No. 3 is the third house on the left.
///factor.bright.songs

3 South Parade, York, YO23 1BF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2392 SQ FT / 222.2 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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City

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