

Blenkin

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CHARTERED SURVEYORS



ST SAVIOUR'S HOUSE • ST SAVIOUR'S PLACE • YORK





ST SAVIOUR'S HOUSE

St Saviour's Place, York YO1 7PJ

York Minster 0.2 miles

York Railway Station 0.8 miles

**Centrally located Georgian
townhouse with courtyard and
glorious view of York Minster**

Hallway • kitchen/dining room • sitting
room • study • family room • 4 bedrooms
• 2 bathrooms • cloakroom/wc

Walled courtyard garden

For Sale Freehold



St Saviour's House is believed to date from 1779 when it was constructed for the Reverend Thomas Mosely from the coach house and stables of the adjacent Georgian Peasholme House. Fully renovated from top to toe, it is now presented as a fine three-storey townhouse with contemporary fixtures and fittings in the kitchen and bathrooms. From the first and second floors are outstanding views across city rooftops to York Minster, and on the ground floor, are French doors onto the south facing walled garden. York's pedestrianised city centre and cultural amenities are all on the doorstep.

- Period townhouse – not listed – in peaceful Aldwark Conservation Area
- Exceptional west-facing views of York Minster
- South-facing walled courtyard garden (20 ft x 8 ft)
- Versatile accommodation of more than 1500 sq ft
- Recently fitted Laura Ashley/Nef kitchen units and Villeroy & Boch bathrooms
- Turn-key property – ideal city home, bolt hole, second home, holiday let
- Residents' parking
- Easy stroll to York Railway Station
- Available for sale with no onward chain

Environs

St Saviour's House enjoys a quiet location in the heart of historic York, within the Bar Walls and close to York Minster. All city centre shopping street, cafés and restaurants and cultural amenities lie within a comfortable stroll including the railway station (mainline service to London Kings Cross in under two hours) as well as top independent schools. Marks and Spencer and Shambles Market are a few

minutes away on foot, and Waitrose and a number of gyms are close by on Foss Islands Road. The area around St Saviour's Place has benefited from some luxury residential development in recent years and has the advantage of being on the edge of the city centre pedestrian zone. There is residents' parking in St Saviourgate and Peasholme Green.

Tenure: Freehold

Status: Link attached

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

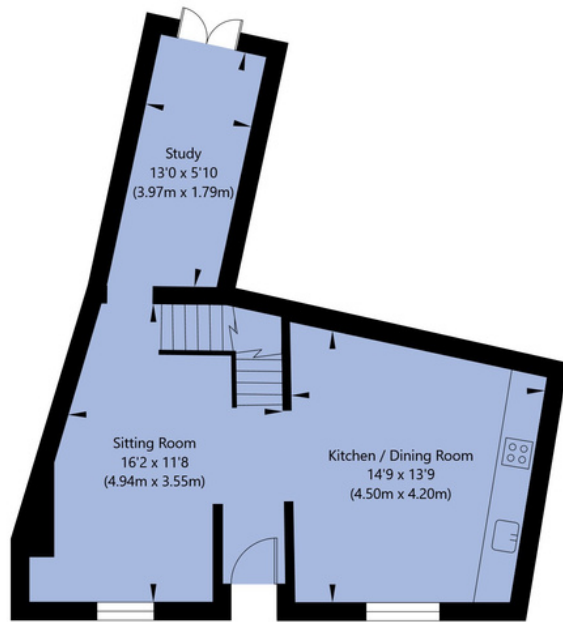
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

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

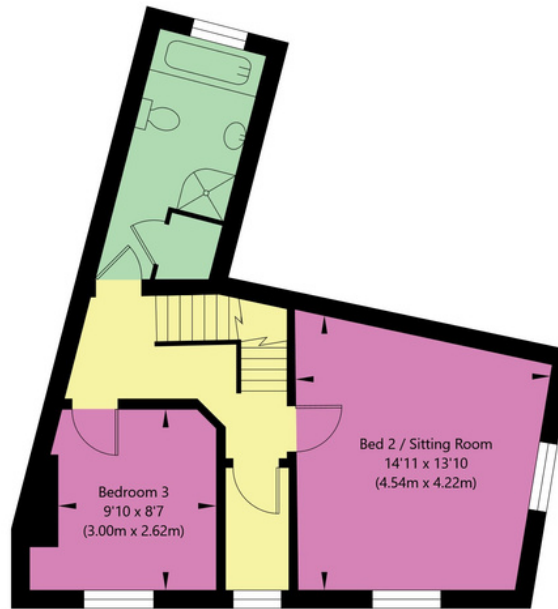
Directions: ///Best.Bottle.Club



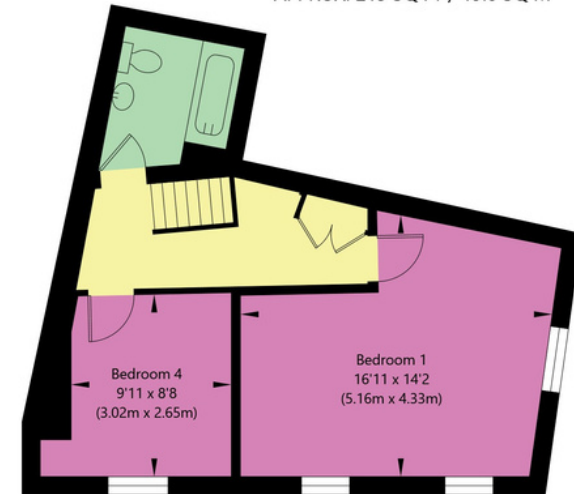
St. Saviours House , St. Saviours Place , York, YO1 7PJ



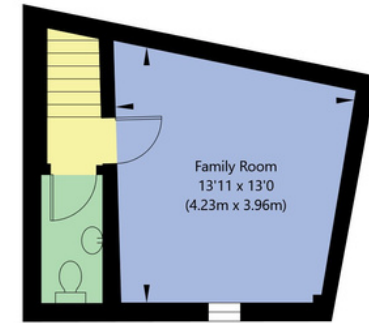
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 458 SQ FT / 42.51 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 466 SQ FT / 43.33 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 435 SQ FT / 40.44 SQ M



Basement
GROSS INTERNAL FLOOR AREA
APPROX. 213 SQ FT / 19.8 SQ M

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1572 SQ FT / 146.08 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: 2024



City

Country

Coast