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ESTABLISHED 1992



2 BLAKE MEWS • YORK



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PRS Property Redress Scheme



Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com



2 BLAKE MEWS

Blake Street, York YO1 8QU

York Railway Station 0.4 miles • A1(M) 13 miles
Harrogate 22 miles • Leeds Bradford Airport 31 miles

**Outstanding three-storey home
within an historic building, discreetly
situated and with private parking**

Entrance and staircase hall • cloakroom wc • study

Sitting room • kitchen/breakfast room • store room • principal bedroom suite with bathroom and dressing room • house bathroom

Bedroom 2 on the top floor

Single parking space • communal garden

Long leasehold 999 years from 2007

York city centre has many hidden architectural gems, and tucked away behind Blake Street close to York Minster, 2 Blake Mews is an outstanding example. Originally part of a timber-framed medieval house, it was developed in 2004 with the help of Conservation specialists, uncovering 600 years of history some of which has been sensitively incorporated into the design. Blake Mews development comprises four apartments and won a design award in 2008.

No. 2 is a substantial town house/apartment within an historic building and is notable for its discreet setting and wonderful views. It is arranged over three floors and has a shared communal garden and parking space.

- Substantial town house/apartment within a part-Medieval building
- 1925 sq. ft arranged over 3 floors
- Abundance of period features, full of character
- Views over York Minster and the Assembly Rooms
- Communal garden
- Allocated parking space within a gated parking area
- Tranquil setting within the historic heart of York city centre
- Ideal central city home or bolthole

Period features abound within 2 Blake Mews and include flag stones, 16-paned sash windows, original cupboards with fittings, sturdy panelled doors - some with wrought iron latches, exposed beams, fireplaces, ornate plasterwork and wall panelling. On the ground floor, the stone flagged hall gives access to a cloakroom/wc and a study with a vaulted brick ceiling and mullion window. The magnificent

turning staircase has a polished handrail with spiral volute, is wide with shallow treads and rises to a galleried landing with ornate moulding above.

On the first floor, the kitchen/breakfast room comfortably accommodates a kitchen table, has a traditional fireplace and large window with views across the communal garden to the Minster. There are modern fitted units, an island with sink and Grohe tap, granite worktops, an induction hob and integrated AEG appliances. The front rooms have tall sash windows facing the handsome front of York's Assembly Rooms. Taking centre stage is the sitting room, which is elegantly proportioned, has time-honoured oak panelling that conceals a cupboard, a traditional cast iron hob grate fireplace and a pair of glorious 16-pane windows. Alongside is the principal bedroom suite; the bedroom has generous fitted wardrobes and cupboards and a pair of tall sash windows, the dressing room has a cast iron fireplace and the shower room includes a large shower and heated towel rail. Also accessed from the first floor landing is the house bathroom and a useful store room. The top/second floor is reached via a spiral staircase where there is a versatile room with the timber frame exposed, acting as a second bedroom. This charming room has recessed lighting, a corner fireplace and a fabulous outlook across to the Minster.

Outside

The property is approached on foot via Blake Street. A communal door leads to a communal area, passing through a covered entrance to the apartment. A gate within wrought iron railings opens to the private paved forecourt and front door of No.2. In front is an attractive

communal garden with ornamental acers and a well-established vine. A gate in wrought iron railings leads to the communal parking area with a single allocated parking space and a bicycle rack. This secure parking area is accessed via Duncombe Place through iron gates.

centre within the city walls and next to St Helen's Square, home of world-famous Bettys tea rooms, and Stonegate, York's famed pedestrian street that leads north to the Minster. All the city's amenities can be reached on foot including the botanical Museum Gardens and mainline railway station, which is ten minutes' walk away.

Environs

Blake Street is situated in York's historic city



Tenure: Leasehold 999 years from and including 1st January 2007

EPC Rating: Exempt as Grade II Listed

Council Tax Band: G

Services & Systems: Mains water, electricity and drainage. Electric 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.

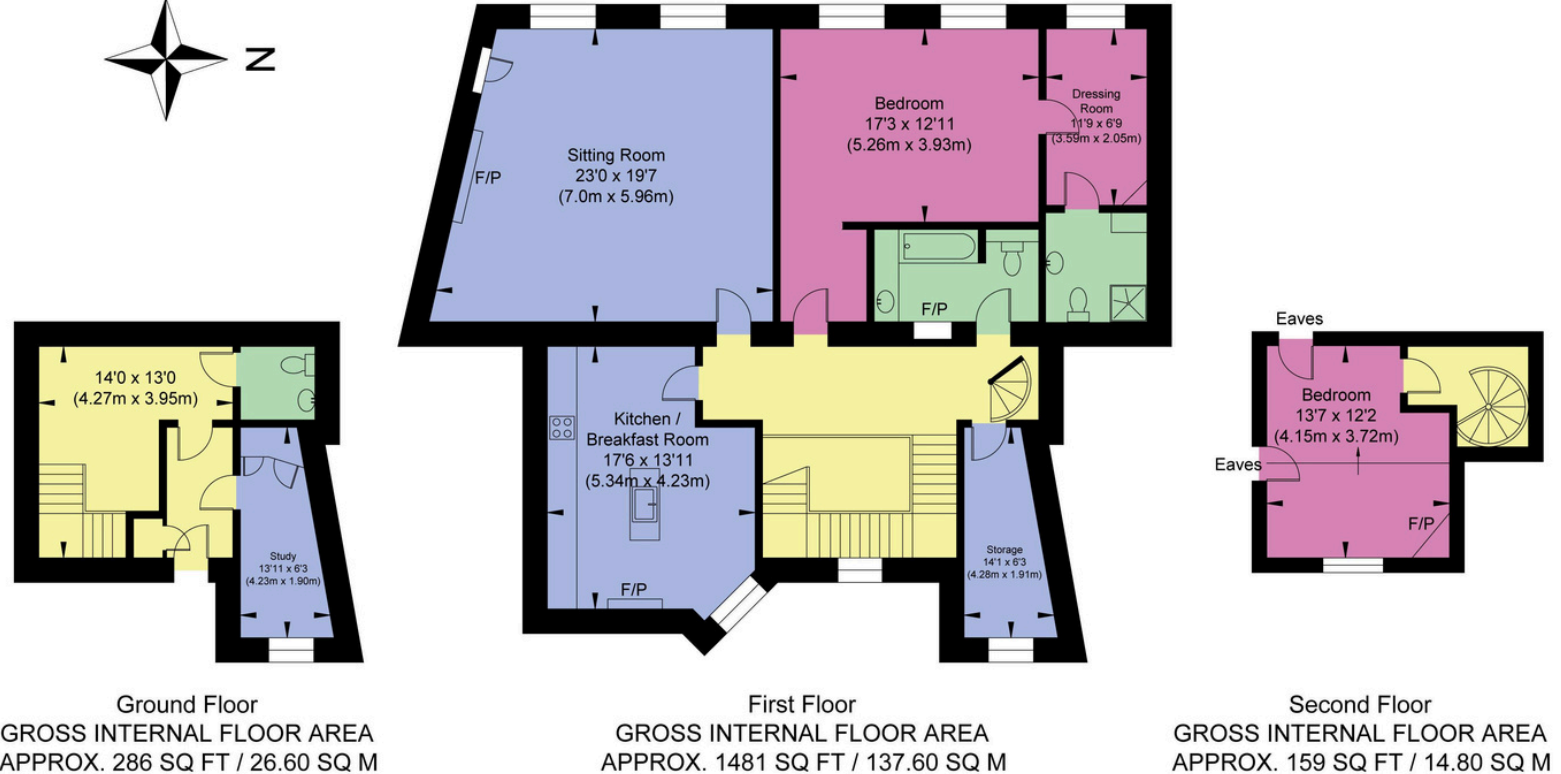
Viewing: Strictly by appointment

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: The wrought iron gates that lead to the parking area are on Duncombe Place. Pedestrian access is via the black front entrance door, found on Blake Street, on the opposite side to the Assembly Rooms. What3words
///manliness.damp.body

2 Blake Mews, York YO1 8QU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1925 SQ FT / 179.0 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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