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FLAT 1 • 10 ST PETER'S GROVE • YORK

FLAT 1, 10 ST PETER'S GROVE

York YO30 6AQ

York Railway Station 1 mile • York city centre
½ mile • Leeds 25 miles

Superb 2 bedroom flat with a parking space, in a tranquil setting close to the city centre

Communal entrance and hall

Private hallway • galley kitchen • living/dining room • 2 bedrooms • bathroom

Single allocated parking space • communal grounds

For Sale Freehold

Flat 1 of No. 10 St Peter's Grove sits on the ground floor of a building that dates from the 1880s and was formerly a single residence, 'Redholme', constructed for the 5th Baronet of Newland Park and his wife who herself was a granddaughter of the Earl of Harewood and Earl of Mansfield. This handsome detached property has been converted into 8 flats, and No. 1 extends over 1000 sq ft and comes with an allocated parking space. The property enjoys a peaceful, leafy setting at the far end of St Peter's Grove, and lies within walking distance of the city centre, railway station and prestigious private schools, St Peter's and Bootham. It is offered for sale with no onward chain.

- 2-bedroom flat on the ground floor of a period building
- Generous room sizes, lofty ceiling heights, period features
- Recently fitted bathroom with contemporary fittings
- Off-street, allocated parking space
- Situated on a quiet street off the main thoroughfare into the city centre
- Local amenities within easy walking distance
- Convenient for St. Peters and Bootham schools – ideal bolt hole
- York Railway Station some 15 minutes on foot

- No onward chain

No. 10 St Peter's Grove is a detached property with ornate brickwork, tall chimneys and a steeply pitched Welsh slate roof. The handsome communal hallway features a geometric tiled floor and a decorative staircase in the Revival style illuminated by a magnificent stained-glass window.

Internally, Flat 1 has retained many of the grand features of the period not least the lofty ceilings and generous room sizes. There are tall windows including some original leaded glass windows, a feature fireplace, solid wood panelled doors and architraves, deep skirting boards and decorative plasterwork.

The flat blends period character with practical modern luxury. At the end of the hallway with cloaks cupboard is a fully fitted galley kitchen with a tiled floor, integrated appliances and an electric hob. The grand living/dining room is double aspect, illuminated by south and east facing light and features an ornately carved wooden fireplace with a cast iron grate. There is a stylish bathroom recently updated with contemporary fittings including a walk-in shower with rainfall head, large basin on chrome

washstand, wc, heated towel rail and window with wooden louver shutters. The two large double bedrooms both enjoy south facing light; the principal bedroom has French doors that open onto stone flagged steps and bedroom 2 has a fitted wardrobe. Externally, there is a driveway edged with planted borders. The allocated parking space for No. 1 lies directly in front of the living/dining room.

Environs

St Peter's Grove is a broad, tree-lined, no-through street of largely grand, nineteenth century properties. It falls within the city's Conservation Area. Clifton Green, a few minutes' walk away, offers a range of shops and amenities including a convenience store. Clifton runs into Bootham culminating in Bootham Bar, an eleventh century gateway on the site of a Roman fortress; beyond lies the historic city centre. Bootham has a baker and Sainsbury's Local. There is public green space at Bootham Park and on the riverside, where path and cycle lanes lead east into the city and west to Rawcliffe Country park. York mainline railway station can be reached on foot in about ten minutes via the Scarborough footbridge.



Tenure: Lease 975 years remaining, £1500 service charge, Ground rent peppercorn.

EPC Rating: D

Council Tax Band: E

Services & Systems: Mains electricity, gas, water and drainage. Gas central heating. Security entrance system.

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.

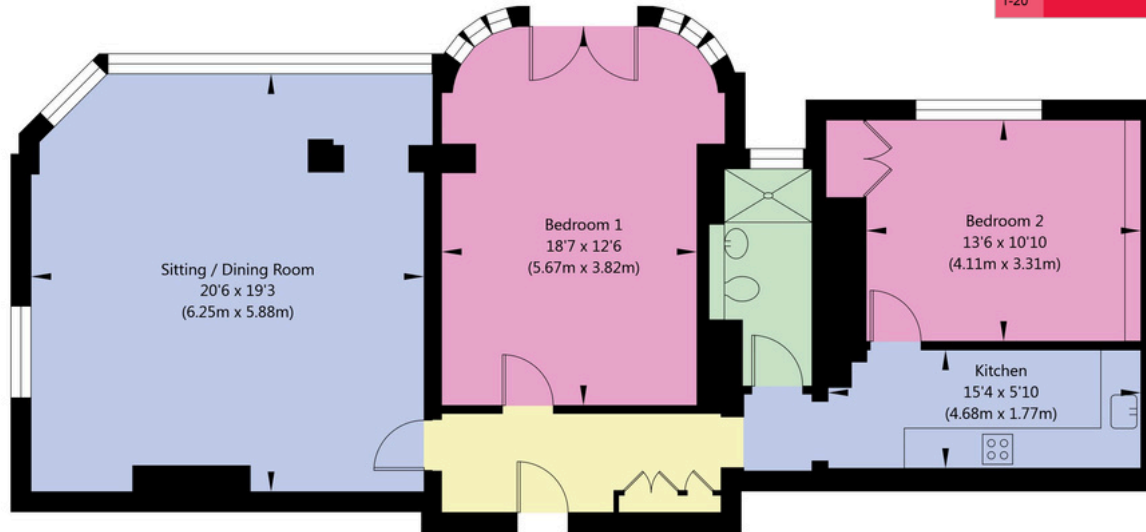
Local Authority: City of York Council
www.york.gov.uk Conservation Area

Directions: From Bootham head down St Peter's Grove and the property can be found at the far end on the left hand side.

What3words: //stms.feed.owner

Flat 1, 10 St Peters Grove, York, YO30 6AQ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1067 SQ FT / 99.11 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1067 SQ FT / 99.11 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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