

4 THE OLD BREWERY

York YO1 7JG



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Duplex apartment located in an historic quarter in the shadow of York Minster

*York Railway Station 1 mile • York ring road 3 miles
A1(M) 16 miles • Leeds 26 miles*

Entrance hall • wet room/cloakroom • 3 bedrooms •
kitchen/living room • utility room • inner hall with cloaks
cupboard • dressing room • bathroom

Gated single parking space

Communal bicycle storage

Communal landscaped garden

For Sale Leasehold

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ESTABLISHED 1992

Priestley House, 36 Bootham

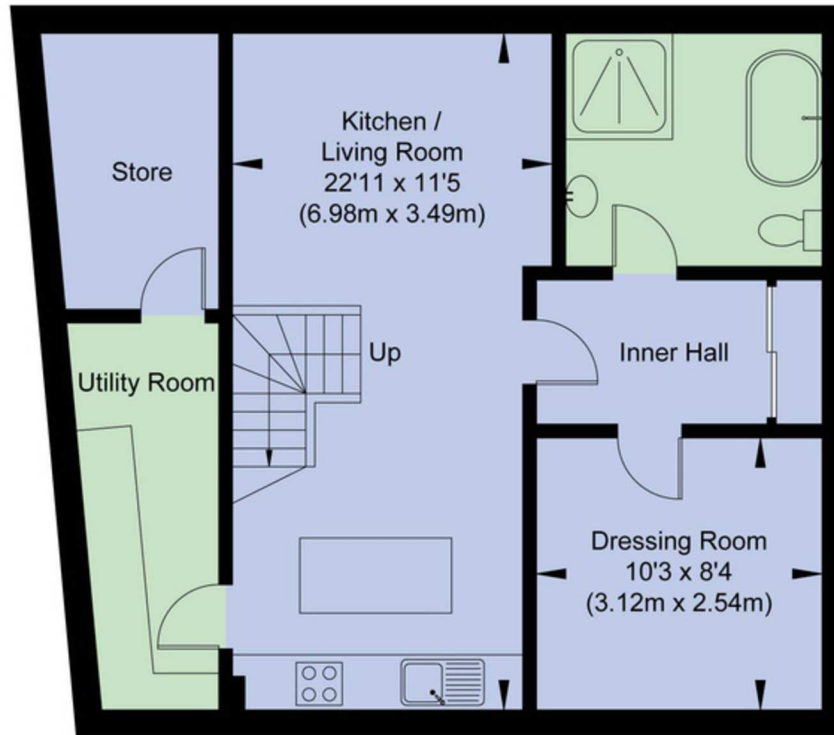
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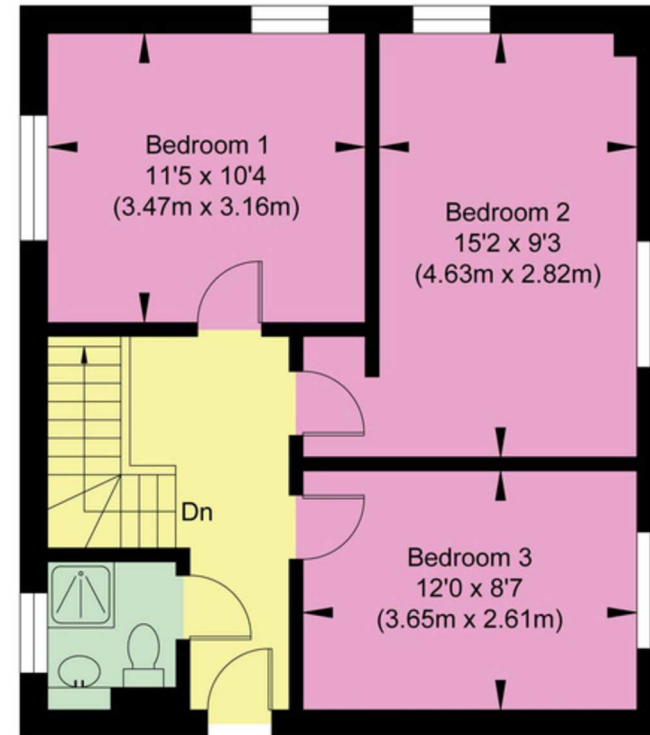
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Apartment 4, The Old Brewery, Ogleforth, York



Basement
GROSS INTERNAL FLOOR AREA
APPROX. 656 SQ FT / 60.9 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 515 SQ FT / 47.8 SQ M

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1170 SQ FT / 108.7 SQ M -
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

The Old Brewery is an award-winning conversion of the former York Brewery into a boutique development of twelve apartments. This Grade II listed building dates from 1805 and was sympathetically converted in 2009, retaining its heritage brickwork and range of handsome windows that echo its industrial past. York Minster can be seen majestically behind the rooftops and glimpsed from a window of No. 4. This duplex apartment has accommodation arranged over the ground and lower ground floors and comes with a contemporary kitchen and bathroom fittings. It is available with no onward chain.

- Duplex city centre apartment close to York Minster
- Ideal investment property or bolt hole
- High spec with underfloor heating
- Individually designed apartment totalling 1118 sq ft
- Highly energy efficient – B rating
- Plenty of storage options
- Gated single parking space
- Gated and sheltered bicycle store
- City centre amenities on the doorstep
- York Railway Station 15 minutes' walk

Tenure: Leasehold. Long lease, 199 years from 2009. Service Charge 2025 is £2,835 per annum. Ground Rent 2025 is £275 per annum.

EPC Rating: B

Council Tax Band: C

Services & Systems: All mains services. Gas central heating. Worcester Boiler.

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.

Local Authority: City of York www.york.gov.uk 'Central historic core' Conservation area.

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.





No. 4 is accessed via a secure entry phone system to the communal hall. It is currently arranged with three bedrooms on the ground floor, all served by a wet room/wc with heated towel rail and cupboard housing the boiler. The tall windows are on three elevations and are multi-paned, with the westerly one providing a glimpse of York Minster. A turning staircase with a glass balustrade descends to the lower ground floor. Here the kitchen/living room extends 24 ft and includes an island unit, granite work surfaces and splashbacks and an integrated cooker. Alongside is a large utility/laundry room with a sink and behind lies a further storage room. Also on the lower ground floor is an inner hall with a fitted cloaks cupboard behind

sliding mirrored doors. Either side is a bathroom and a versatile storage room that could double up as an occasional living space. The bathroom is fully tiled and includes a freestanding bathtub and corner shower cubicle with rainfall shower head.

Outside

The property is approached through ornate electric cast iron gates with keypad entry; alongside is a pedestrian gate, also secure. The block-paved drive provides a single allocated parking space for the owners of No. 4. An external stone staircase with a wheel ramp descends to a secure bicycle store. A communal garden comprises an attractive paved area for sitting out,



sheltered by a clipped box hedge with brick pergola and raised beds planted with well-established plants.

Environs

Ogleforth lies in the shadow of York Minster within York's historic city centre. The street benefits from being tucked away down a single track road off the busier thoroughfare of Goodramgate. The full range of city centre amenities lie on the doorstep and the railway station can be comfortably reached on foot within fifteen minutes.

Directions

From Goodramgate head down Ogleforth and the property can be found on the left hand side behind gates emblazoned with 'The Old Brewery'. The communal entrance is on the left hand side of the building and the private entrance to No. 4 can be found on the left hand side of the hall.

What3words: ///highs.tuck.spend

Viewing

Strictly by appointment.



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, particular and showreel:** April 2025

