



12 QUEEN ANNES ROAD

Bootham, York

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Appealing Edwardian terraced house in a sought-after area close to York city centre

York Railway Station and York Minster approximately ½ mile

Entrance hall • kitchen • pantry • dining room • bedroom/
reception room

Living room • bedroom • house bathroom • separate wc •
2 further bedrooms

Courtyard garden

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

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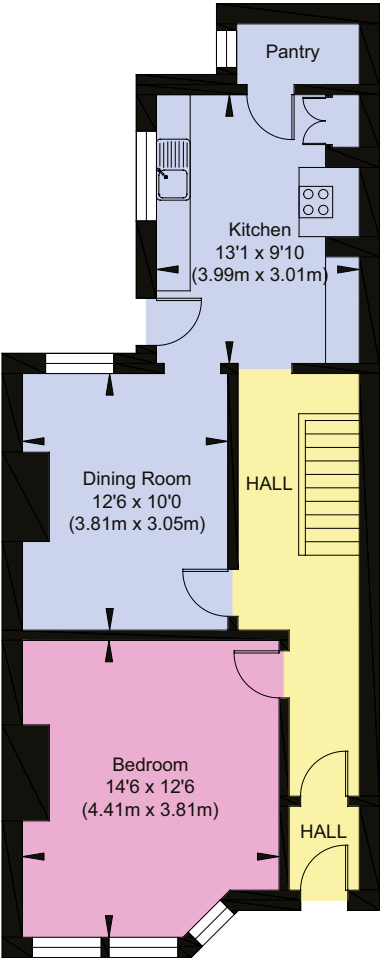
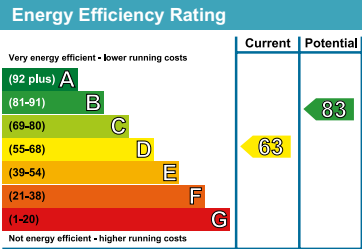
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12 Queen Annes Road, Bootham, York YO30 7AA

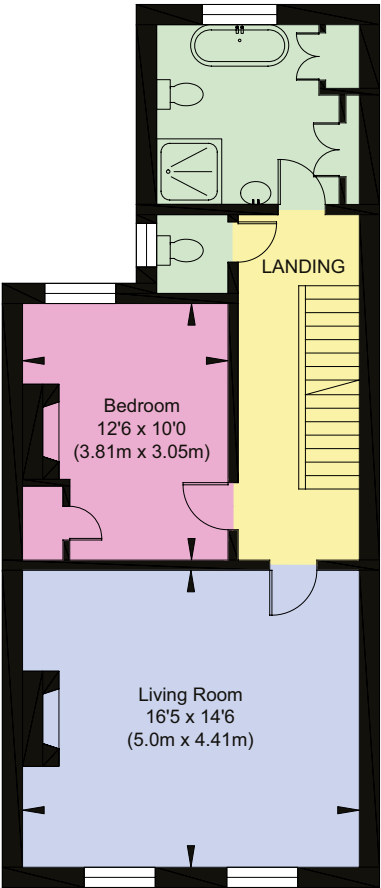
Approximate Gross Internal Floor Area
1552 SQ FT / 144.20 SQ M - (Including Outbuildings)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



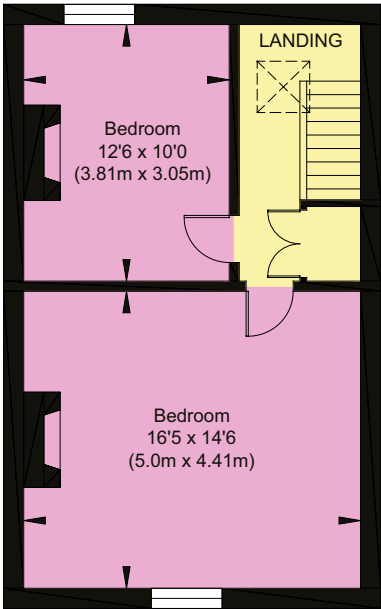
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 562 SQ FT / 52.2 SQ M

City



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 561 SQ FT / 52.1 SQ M

Country



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 429 SQ FT / 39.9 SQ M

Coast

Offered with no onward chain, this outstanding four-bedroom period townhouse occupies a quiet and highly sought-after street just off Bootham, within walking distance of York city centre, the railway station, and excellent local schools including St Peter's and Bootham School. No. 12 has undergone an extensive yet sensitive refurbishment, with superb attention to detail that both highlights and enhances its rich period character. Arranged over three floors, this handsome home offers elegant and flexible living space with generous proportions throughout.

- Terraced town house in a prime City of York location
- Internal accommodation of 1552 sq ft arranged over 3 floors
- Period features include high ceilings, cornicing, handsome fireplaces, original period staircase and ornate tiled flooring in the hall
- Contemporary, high spec fixtures and fittings
- Close to the riverside and green open space
- Within easy walking distance of the mainline railway station and city centre
- No onward chain



Tenure: Freehold

EPC Rating: D

Council Tax Band: D

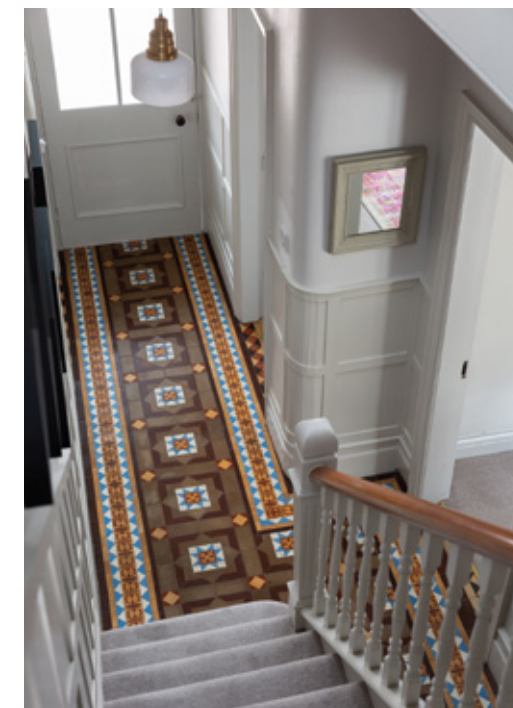
Services & Systems: Mains water, electricity, gas and drainage. Gas central heating.

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.

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

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.





More about the Property

The ground floor features a welcoming entrance vestibule and hallway with original wood panelling and ornate mosaic tiled flooring. Two beautifully presented reception rooms include a front-facing living room (currently used as a bedroom) and a rear dining room, both boasting original sash windows and stylish column radiators. To the rear is a smartly designed Shaker-style kitchen with under floor heating, oak countertops, a one-and-a-half sink with mixer tap, and integrated appliances including oven, hob, fridge, freezer, wine cooler, slimline dishwasher, and washing machine. A large pantry adds practical storage and natural light via a side window.

The first floor offers further versatility with a magnificent 16ft bedroom (currently used as a living room), a second double bedroom, and

a luxurious four-piece family bathroom with separate shower. A separate WC is also located on this floor. On the second floor, two further well-proportioned double bedrooms continue the sense of quality and space.

Outside

To the front, the property is set back behind a landscaped forecourt and to the rear is a private walled flagged courtyard garden with ample space for al fresco dining. The courtyard garden also features a brick-built shelter, ideal for storage or garden seating, and access to a rear alleyway. There is permit parking.





Environs

Queen Annes Road is within striking distance of York's bustling centre, the mainline railway station and the open green spaces and riverside walkways that run along the Ouse. The botanical Museum Gardens with the medieval ruins of St Mary's Abbey provide a picturesque route on foot into the heart of the city. On the doorstep is a useful Sainsburys Local as well as the independent schools, St Peter's and Bootham. London, Manchester, Edinburgh and Leeds are all highly accessible by train and the superb London-to-York service provides access to the UK capital in under two hours.

Directions

Heading into York along Clifton/Bootham/A19 turn right on to Queen Anne's Road, No. 12 can be found $\frac{3}{4}$ of the way down on the left hand side. Please note that parking for viewers is available at nearby Marygate carpark.

What3words: ///stored.wiping.fuzzy

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, property spec and video highlights:** July 2025. Brochure by wordperfectprint.com



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