

FLAT 2, 17 ST PETER'S GROVE

Bootham, York



FLAT 2 17 ST PETER'S GROVE

Delightful first floor flat within a period building with wraparound roof garden terrace, small garage and parking

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

Communal entrance and staircase to Flat 2

Hall • landing • drawing room • kitchen • living/dining room
• roof terrace • principal bedroom suite with shower room
• bedroom 2 • bedroom 3/study • bathroom

Garage • single parking space • landscaped communal garden with log store

For Sale long leasehold

Blenkin
& Co

ESTABLISHED 1992

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

blenkinandco.com

Flat 2, 17 St Peter's Grove, Bootham, York YO30 6AQ

Approximate Gross Internal Floor Area

1819 SQ FT / 169.0 SQ M

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

City

Country

Coast

17 St Peter's Grove was constructed in 1873 as a grand villa conveniently situated just outside the city centre and within a leafy residential street off Bootham. It was converted in 1980 into three flats, each individual and well-conceived. Flat 2 occupies the whole of the first floor and comes with a remarkable wraparound roof garden terrace with far-reaching views over the city roof tops to York Minster, glimpsed when the trees are not in leaf. The property enjoys a remarkably peaceful position within comfortable walking distance of the city centre, railway station and private schools, St Peter's and Bootham. It comes with a communal garden, garage and off-street parking.

- Handsome first floor flat in a detached Victorian building
- Expansive roof garden terrace with outstanding views
- Single garage and off-street parking for one car
- Hugely versatile accommodation of 1819 sq ft
- Up to 3 bedrooms and 2 reception rooms
- Long lease, 954 years remaining
- Situated on a quiet street off the main thoroughfare into the city centre
- Range of amenities within very easy walking distance
- St Peter's and Bootham schools a short stroll away
- York Railway Station some 15 minutes on foot



Tenure: Leasehold 999 years from 01.02.1980. Lease stipulates that the tenant shall not use the premises for any business activity and this includes holiday lets. The maintenance/service charges are split 3 ways between the 3 apartments as and when works are required. Each flat owner within the building is a director of the management company and owns a share of the freehold.

EPC Rating: D

Council Tax Band: E

Services & Systems: All mains services. Gas-fired central heating.

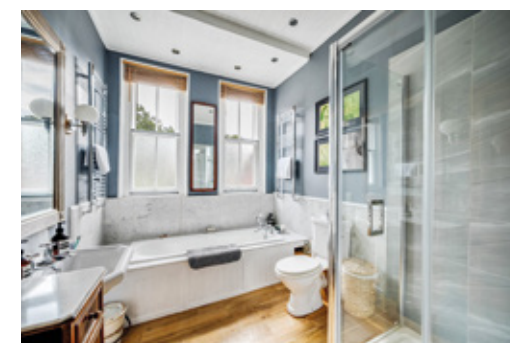
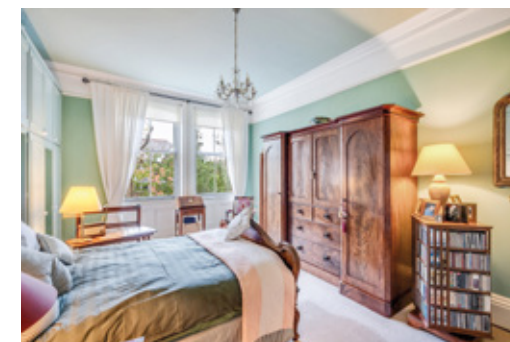
Fixtures & Fittings: Only those mentioned in these sales particulars

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 01904 551550
www.york.gov.uk 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.





This beautifully presented flat has generously proportioned rooms with high ceilings and tall sash windows that fill the rooms with natural light. Period features such as wainscoting panels, a marble fireplace, panelled doors with architraves, deep skirting and elegant cornicing are complemented by a superb modern extension designed as a living/dining room. Bifold doors extend fully on two sides to form a seamless connection with the roof garden terrace. The magnificent terrace extends more than 500 sq ft giving leafy views south and west over rooftops towards the historic city centre. Handsome stonework crowns the castellations.



The sleek contemporary kitchen – with its high ceiling featuring an ornate ceiling rose – includes an island unit with an induction hob, granite worktops, Bosch integrated appliances and a gas-fired Aga. There is a walk-in pantry cupboard off the landing.

The principal bedroom suite has fitted wardrobes and cupboards along an entire wall and an en suite shower room with a window. The house bathroom is a large room with a shower, bath with shower mixer tap and heated towel rails.

Outside

The entrance to Flat 2 and the Top Floor Flat is approached via a side access path from St Peter's Grove, passing through the communal gardens. At the rear, the property is accessed from St Olave's Road where the drive sweeps round to a single garage with parking in front. The communal garden lies adjacent to the entrance. It is a private and sheltered space combining borders of white hydrangea, colourful shrubs, ferns, a holly tree and laurel hedge together with pathways and a circular paved area within gravel, designed for sitting out and enjoying south facing sunshine. Alongside is a smart log store, timber with a slate roof.

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 is a few minutes' walk away and offers a range of shops and amenities including a convenience store and The Old Grey Mare public house with its craft beers. Bootham itself has a bakery, gym and Sainsbury's Local and culminates in Bootham Bar, an eleventh century gateway; beyond lies the historic city centre. Public green space can be enjoyed at Bootham Park and on the riverside where paths and cycle lanes lead east into the city and west to Rawcliffe Country Park. York's mainline railway station can be reached on foot in about ten minutes via Scarborough footbridge.



Directions

Turn into St.Peter's Grove from Bootham and some three quarters of the way down, on the right hand side, is No. 17. The gate on the far side of the property opens to a path which leads round to the entrance at the rear. Vehicular access is from St Olave's Road. The rear door gives access to Flats 1 and 2.

What3words: ///shift.cherry.friday

Viewing

Strictly by appointment



Blenkin
& Co

ESTABLISHED 1992



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:** September 2025. Brochure by wordperfectprint.com