

# 194A MOUNT VALE

York



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**Detached house within a tranquil corner close to York Racecourse, in a generous plot of nearly quarter of an acre**

Micklegate Bar/city walls  $\frac{1}{2}$  mile • York Railway Station 1 mile  
A64/ring road 2 miles • A1(M) 14 miles • Harrogate 21 miles  
Leeds 22 miles

Entrance hall • cloakroom/wc • drawing room and dining room • kitchen breakfast room • utility room • 3 bedrooms • house bathroom • studio room/annexe with bathroom and store

Double garage • ample parking • potting shed

Gardens • courtyard • driveway • parking for 3+ cars

0.22 acres in all

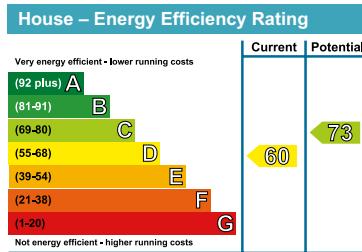
For Sale Freehold

**Blenkin  
& Co**

ESTABLISHED 1992

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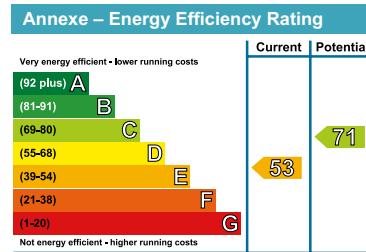


## 194a Mount Vale, York YO24 1DL

### Approximate Gross Internal Floor Area

2389 SQ FT / 221.91 SQ M - (Excluding Garage)

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



City

Country

Coast

This distinctive modern detached house is of a striking U-shaped design, purpose-built to take full advantage of its enviable position along the southern edge of The Mount School playing fields - a wide stretch of open green space it overlooks at the rear. Designed by renowned York architect Matthew Laverack and completed in the early 1980s, it is an example of contemporary architecture from its era. In 1996, the property was enhanced through adding ancillary accommodation above the integral double garage, providing flexible first floor living or bedroom space with an accompanying bathroom.

Occupying nearly a quarter of an acre, with generous parking and landscaped gardens, this detached home represents a rare opportunity within one of York's most sought-after localities, where comparable properties seldom come to the market. Lovingly maintained by the same owners for 40 years, it now offers exceptional potential for updating, reconfiguration, renovation and extension to create a truly outstanding contemporary residence.



**Tenure:** Freehold

**EPC Rating:** House D, Annexe E

**Council Tax Band:** G

**Services & Systems:** We understand that all mains services are connected to the property.

**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](http://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.





- Detached house with double garage and gardens
- Generous driveway – parking for 3+ cars
- Tranquil setting - set back 70 metres from Tadcaster Road
- Hugely versatile accommodation of nearly 2400 sq ft
- Mostly ground floor accommodation including 3 bedrooms
- 1st floor studio room with bathroom/annexe
- Attractive gardens on two sides
- Lovely open outlook at the rear across playing fields
- Offers scope to reconfigure, renovate and even extend

This U-plan courtyard house – constructed of brick and pantile - is thoughtfully designed with walkaround access on three sides, seamlessly connecting the principal garden and inner courtyard to the south-facing garden, driveway, and garage. Oriented to the west, the property enjoys a delightful outlook across the adjoining school playing fields - a peaceful expanse of green that enhances its sense of space and privacy.

Inside, the accommodation makes the most of the westerly orientation, with an array of windows - including a bay - framing tranquil views and flooding the interior with natural light. The kitchen/breakfast room is fitted with recessed downlights, contemporary units with integrated appliances, and a fitted breakfast table, complemented by a utility/laundry room.



Annexe/Studio

The dining room and drawing room are arranged in a harmonious open-plan L-shape, illuminated from three sides. At the heart of the drawing room, a double-sided log-burning stove within a brick fireplace defines a change in ceiling height, leading into a striking double-height timbered space that draws the eye southwards towards glazed patio doors and the courtyard garden beyond.

The ground-floor bedroom wing is arranged to the south, overlooking the landscaped inner courtyard. The principal bedroom, dual-aspect and fitted with wall-to-wall cabinetry, enjoys extended views across the courtyard to the lawned garden. A well-appointed house bathroom, featuring both bath and shower, serves all three bedrooms on this level.

The southern annexe significantly enhances the home's living and bedroom accommodation. A staircase rises to a spacious studio room, soaring into the timbered roof space and filled with light from a south-facing window and four rooflights. Adjacent lies a generous bathroom and a useful storage room. This expansive first-floor area offers outstanding scope for reconfiguration or further development - ideal as a guest suite, home office or creative studio - providing flexibility to adapt to a variety of lifestyle needs.





## Outside

The property was originally designed with a carriage driveway, which could readily be reinstated. Wrought-iron gates open onto a generous parking area for at least three vehicles, leading directly to the integral double garage. The garage is fitted with twin electric up-and-over doors, together with power and lighting.

The gardens are arranged to either side of the house, both enjoying westerly views across the playing fields and linked by a pathway running along the rear. Adjacent to the driveway lies a sunny garden, part lawned and paved with a pond, while the principal garden on the opposite side is mainly laid to lawn and bordered by colourful, well-stocked beds. Spanning its far end, a brick-built outbuilding with south facing windows provides useful storage or offers potential for alternative use.

At the heart of the property, accessed from the principal garden, lies a south-facing inner courtyard, a tranquil space with raised beds planted with mature shrubs and perennials.

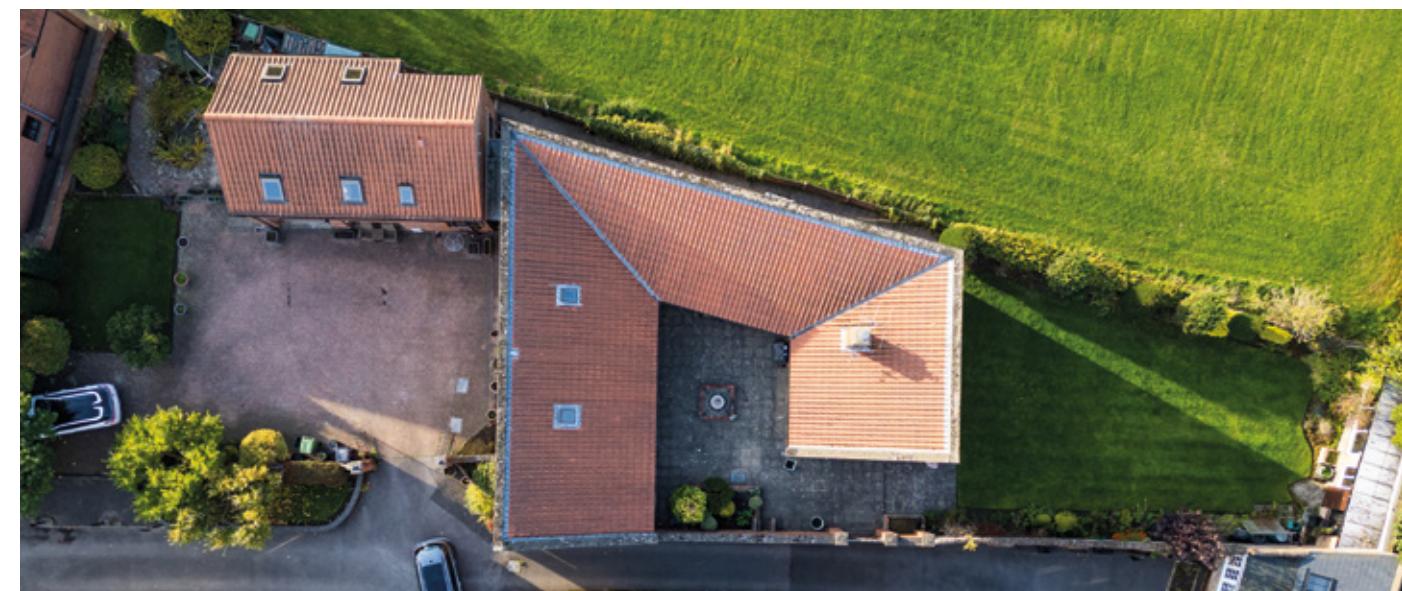


## Environs

Mount Vale lies just half a mile from the city walls and Micklegate, an area renowned for its independent cafés and bistros, including Skosh by Neil Bentinck. The city centre is easily accessible on foot, while an excellent bus service along Tadcaster Road provides convenient links to York Railway Station, which offers regular mainline services to London King's Cross.

Local amenities are within easy strolling distance, including the open public spaces of Hob Moor and the Knavesmire, home to York Racecourse. Approximately two miles to the south, the A64 offers swift access to Leeds and connects to the A1(M) and M62.

The area is also well served by highly regarded schools, both state and independent, including the 'Outstanding' All Saints RC School, and independent schools The Mount, St Peter's, and Bootham.



## Directions

Heading out of York on the Tadcaster Road/A1036, the lane to 194a Mount Vale lies almost opposite the Knavesmire Road, on the right hand side and in between 194 and 196 Mount Vale. Drive to the far end of the land and the gates to the property can be seen directly in front.

**What3words:** ///bounty.grand.basis

## Viewing

Strictly by appointment.



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