

# TOP FLAT, 17 ST PETER'S GROVE

Bootham, York YO30 6AQ



## TOP FLAT, 17 ST PETER'S GROVE

**Charming flat within a period building with outstanding views, a communal garden, garage and parking**

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

Communal entrance and staircase

Dining hall • 2 reception rooms • kitchen/breakfast room • 2 bedrooms • study/bedroom 3 • bathroom

Single garage • parking • landscaped communal garden with log store

**For Sale Long Leasehold**

**Blenkin  
& Co**

ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

[sales@blenkinandco.com](mailto:sales@blenkinandco.com)

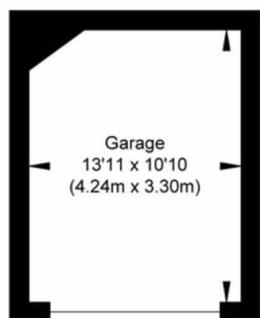
01904 671672

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# Top Flat, 17 St Peter's Grove, York



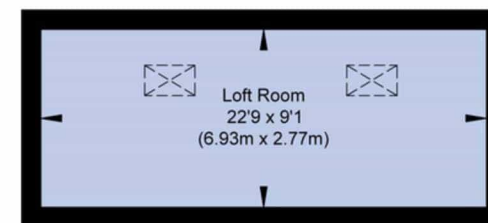
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Garage  
GROSS INTERNAL FLOOR AREA  
APPROX. 147 SQ FT / 13.70 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1413 SQ FT / 131.30 SQ M



Loft Room  
GROSS INTERNAL FLOOR AREA  
APPROX. 205 SQ FT / 19.10 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1765 SQ FT / 164.10 SQ M - (Including Garage / Loft Room)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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. Top Flat takes pole position occupying the whole of the second floor; its tall sash windows give 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 visible within comfortable walking distance of the city centre, railway station and prestigious private schools, St Peter's and Bootham. It comes with a charming communal garden, garage and off-street parking.

- Charming top floor flat in a detached Victorian building
- Garage and off-street parking
- Light and bright, versatile accommodation of 1413 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](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.





This substantial Victorian villa is constructed of brick with a slate roof. The Top Floor flat features high ceilings, generous room proportions, tall sash windows, wainscoting panels, fireplaces, panelled doors with brass knobs, handsome architraves and skirting. The array of period features has been much enhanced with recently polished timber floors and modern fixtures and fittings, many bespoke. Storage options abound including a walk-in cupboard off the landing, fitted wardrobes and bespoke cabinetry in the study/single bedroom 3. The storage loft is 22 ft in length, has two skylights, is fully fitted out and is accessed via a ladder.

The accommodation is immensely versatile offering up to three bedrooms and two reception rooms along with a dining hall, large kitchen/breakfast room and bathroom. The bathroom has a large basin in a marble countertop, a high flush Vernon Tutbury wc and a bath with shower over. The kitchen/breakfast room is fully fitted with a gas hob, integrated appliances, tall traditional cupboards and cabinets forged from church pews. It provides ample space for a family-sized kitchen table and has a raised open grate fireplace set in exposed brickwork.



## Outside

The entrance to the Top Floor and First Floor flats 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.Peters 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.

**What3words:** ///shift.cherry.friday

## 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

