



## Albemarle Road, York, YO23 1EP

- ATTRACTIVE VICTORIAN TERRACE HOME
- Amazing views over the Knavesmire
- Secure top floor flat (could be converted back to two bedrooms & shower room)
- Two reception rooms
- Attractive courtyard garden with workshop/garden room
- Accommodation arranged over three floors
- Tastefully refurbished by the current owners
- Open plan dining kitchen
- Bathroom with slipper bath & separate shower cubicle
- Superb location close to Bishopthorpe Road, York city centre & the railway station

**Guide Price £595,000**





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## DESCRIPTION

An opportunity to purchase a truly stunning Victorian terraced home with amazing open views over the Knavesmire. Offering a wealth of charm and character, the property has been tastefully refurbished by the current owners and is situated in a highly sought after location, with wide ranging amenities on the door step that the town has to offer.

Offering generous and flexible living space throughout, the spacious accommodation comprises: Entrance vestibule opening to a hallway with tiled flooring and stairs leading to the first floor. The lounge centres upon a feature fireplace with open grate, brick inner and tiled hearth and a sash bay window with built in seat offers views over the Knavesmire. Panelled sliding doors open to a library room/snug with log burning stove, built in cupboards and shelving. The kitchen is open from the hallway with tiled flooring and benefits from a range of fitted wall and base mounted units with work surfaces over, range cooker and a doorway leads to a rear lobby with guest WC. Open from the kitchen is an Orangery/dining area with tiled flooring, glazed ceiling and door leading to the enclosed rear courtyard. Double doors also lead to the library room/snug.

To the first floor, a landing serves two double bedrooms, one is currently used as a studio, both with feature fireplaces, a study/laundry room and bathroom with slipper bath and separate shower cubicle. A further staircase with large storage cupboard leads to a secure top floor flat that could easily be converted back to two further bedrooms. The flat comprises an entrance hall, open plan living area/kitchen, bedroom and en-suite shower room.

To the outside a gateway and path lead to the front door and a gravelled garden. The enclosed rear courtyard garden has a herringbone brick floor, a covered storage area, a workshop/garden room and steps and gate lead to the rear lane.

We strongly recommend an early viewing to fully appreciated the location of this amazing home!







57 Albemarle Road, York  
 Approximate Gross Internal Area  
 Main House = 143 Sq M/1539 Sq Ft  
 Outbuilding = 4 Sq M/43 Sq Ft  
 Total = 147 Sq M/1582 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

