



Peckitt Street, York, YO1 9SF

- STUNNING PROPERTY
- SECURE PARKING
- HEART OF THE CITY CENTRE
- DELIGHTFUL OUTDOOR SPACE
- BALCONY
- FOUR ENSUITE BEDROOMS
- HIGH QUALITY FINISH

£995,000



Peckitt Street, York, YO1 9SF

DESCRIPTION

Forming part of an exclusive development in the heart of York's city centre, Old School House is a remarkable property that has been tastefully converted to the highest of standards.

Upon entering the property you have a spacious entrance hall with a generous amount of built in storage space. Off the entrance hall you have a study as well as ground floor W.C and utility room with plumbing for white goods.

The remainder of the ground floor consists of the impressive kitchen diner with a range of bespoke units and integrated appliances with central island as well as ample space for a large table and chairs, perfect for entertaining with bifold doors out to the terrace.

To the first floor you have the sizable lounge with recessed lighting and three large windows filling the room with natural light.

The first of the double bedrooms is also found on the first floor with an ensuite shower room with large walk in shower, sink and W.C.

To the second floor you have the main bedroom with ensuite shower room and a fabulous terrace providing views towards Cliffords Tower on one side and the river to the other. There is also a further double bedroom with ensuite.

The second floor has the final bedroom with ensuite bathroom, there is also a useful storage cupboard on the landing.

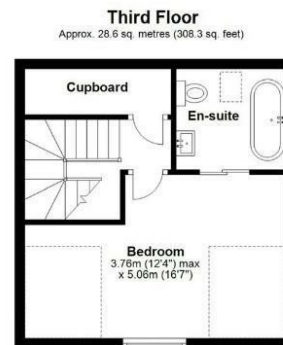
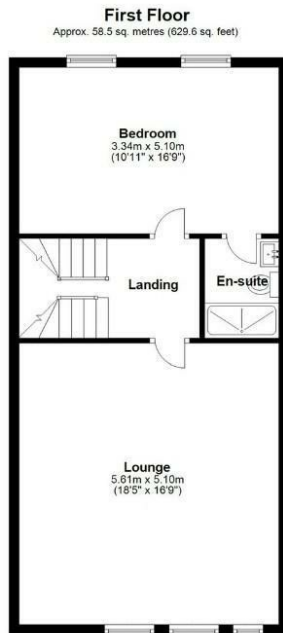
Externally the property has a split level garden. There is a patio directly outside the bifold doors from the kitchen and then steps leading to a raised terrace area.

There is a secure, allocated and covered parking space with power for electric vehicles as well as use of a secure bike store.

Viewing of this property is highly recommended to truly appreciate the size and quality of accommodation on offer.







Total area: approx. 184.0 sq. metres (1980.4 sq. feet)
The total Sqft shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Viewings

Please contact 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 | | 87 | 87 |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

