



Grange Garth, York Offers Over £1,000,000

**** STUNNING PERIOD PROPERTY WITH ANNEX ****

A unique opportunity to acquire this six bedroom, four storey period house set within this most sought after development, with separate one bedroom cottage, and significant potential for further improvement.



Foreword

The Croft is a substantial period conversion, formally part of the original Fulford Grange, which historically was divided into three separate houses. The Croft is a Grade II listed building full of charm and character which has retained a wealth of its original period features.

Accommodation

The Croft is a period property situated within one of York's most desirable and well-known locations positioned within short walking distance from the city of centre of York. The property has been adapted and maintained over many years with superb family living accommodation set across 3 floors in addition to a separate Annex. The property offers scope for further improvement and crucially, is being offered for sale with no onward chain.

Internally, the property is entered from the front into an entrance hall having a feature tiled flooring with radiator and mounted cloaks rail. Located directly off the hall is an office with a bay window to the side elevation in addition to 2 separate radiators.

Positioned centrally within the property is a reception hall with a feature staircase leading to the first floor accommodation with spindle balustrade and handrail. There is staircase access to the lower ground floor basement. The hall has a single radiator.

To the front of the property is a snug/family room with further bay window to the front elevation and a range of mounted display shelving, television aerial point and double radiator.

The principal reception room is a spacious living room located at the rear having a living flame coal effect gas fire set on a Quarry tiled hearth. There is a bay window to the rear elevation with sliding double glazed patio doors leading out onto the garden beyond. The living room benefits from a double radiator, floor to ceiling storage cupboard and television aerial point.

The downstairs accommodation features a breakfast kitchen having a stylish range of built-in base units to 3 sides with laminated worktops and inset ceramic sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is a gas fired Aga and the kitchen provides space for a dishwasher and fridge freezer unit. There is a fitted breakfast bar, tiled flooring, and built-in pantry cupboard.

The kitchen leads through into a second study and side entrance hall with a multi pane side entrance door. The side entrance hall adjoins the downstairs cloakroom which has a high flush W.C., corner wash hand basin and radiator.

The ground floor accommodation is completed by a utility room which has a fitted worktop with recess providing plumbing for a washing machine. The utility room houses the Valiant gas fired central heating boiler as well as a pressurised hot water cylinder.

The first floor landing is set across 2 levels with a turn staircase leading to the second floor accommodation.

To the first floor are 4 generous double bedrooms with bedrooms 1 and 2 being located at the rear of the property and both having period fireplaces. Bedroom 1 features a bank of built-in wardrobes with overhead storage cupboards in addition to a double radiator and picture rail.

Bedroom 2 includes a double radiator with bedroom 3 located at the side of the property having a pedestal wash hand basin with tiled splashbacks and radiator.

Bedroom 4 is located at the front of the house and is currently used as a first floor lounge including bay windows to the front and side elevation in addition to a double radiator and fitted gas fire.

There is a first floor shower room which has a low flush W.C., pedestal wash hand basin and walk-in wet room style shower unit with wall mounted Mira shower attachment and full height tiled splashbacks. In addition, there is a separate toilet which also includes a low flush W.C. and wash hand basin.

Finally, on the first floor is a house bathroom which has a three piece suite, comprising a low flush toilet, wash hand basin and corner bath. There is a separate corner shower cubicle, in addition to a heated towel rail and strip light with shaving socket.

There are 2 further bedrooms on the second floor, with bedroom 5 located at the rear having a period fireplace in addition to a pedestal wash hand basin and corner shower cubicle. There is enormous scope to the second floor to create a master or guest bedroom suite.

To the Outside

The property is accessed directly off Grange Garth through a gated entrance onto a block paved front and side driveway. In addition, there is a flagged hardstanding between the Annex and the main house creating a turning bay. There is off street parking for numerous vehicles.

Directly to the front of the property is a covered storm porch which steps forward onto a flagged and concrete pathway leading to a gated pedestrian access. The property's front garden is lawned with a pair of raised rockery and surrounding hedged, walled and fenced lined boundaries.

There is gated access down the side of the property through to the rear with a gravelled hardstanding adjoining the side elevation with garden shed which is included within the sale.

Running full width across the rear elevation is a flagged patio providing ample space for garden furniture. The rear garden is centrally laid to lawn with a diagonal flagged pathway which steps up onto a further hardstanding and summer house.

The lawn is surrounded by herbaceous borders and the rear garden is enclosed by fenced boundaries with a gated rear access on the back of Grange Garth.

The property offers a further dimension, as it is being sold with a converted 1 bedroom Annex ideal for elder parents, teenage children or as a furnished holiday let. There is an open plan living kitchen having a range of high and low level storage cupboards with sink unit and built-in oven with hob. There is a television aerial point, 2 separate radiators and a Valiant gas fired central heating boiler.

The Annex includes a double bedroom and a separate bathroom which has a low flush W.C., wash hand basin and walk-in corner shower cubicle with full height tiled splashbacks. The bathroom also features a covered well.

Agents Note

The property represents a once in a generation opportunity having not been on the market for over 40 years. The accommodation is both flexible and has full potential and an early inspection is strongly recommended.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 396* Mbps download speed

EPC Rating: D

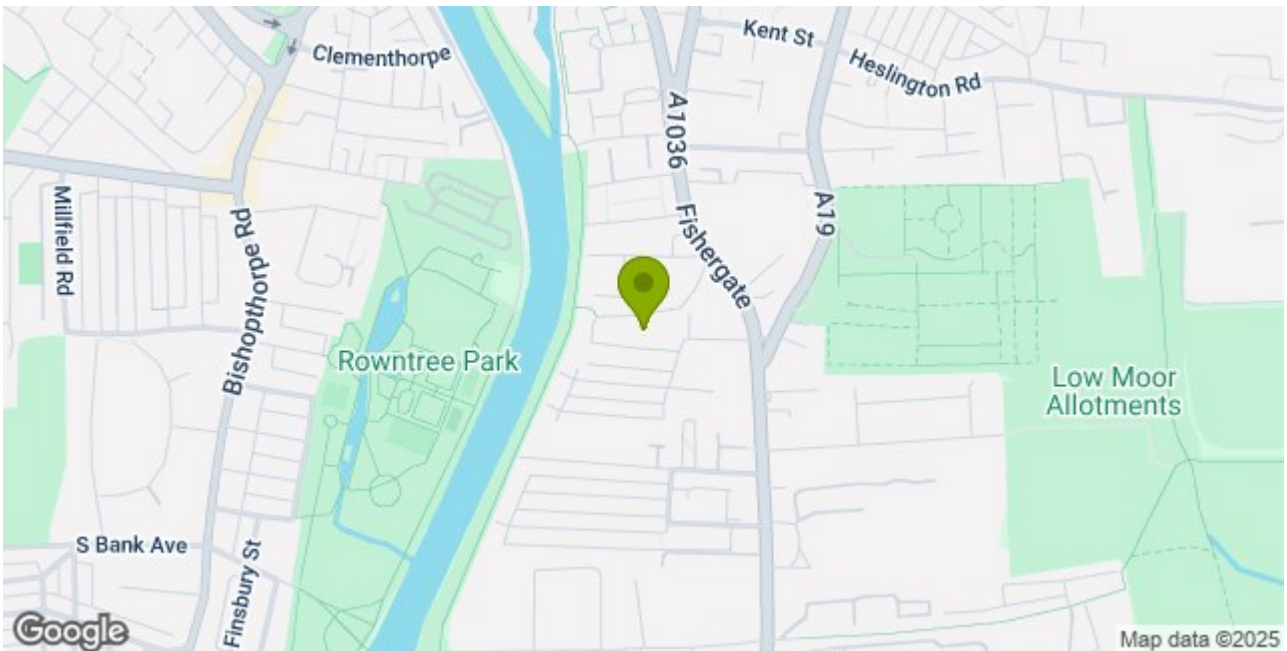
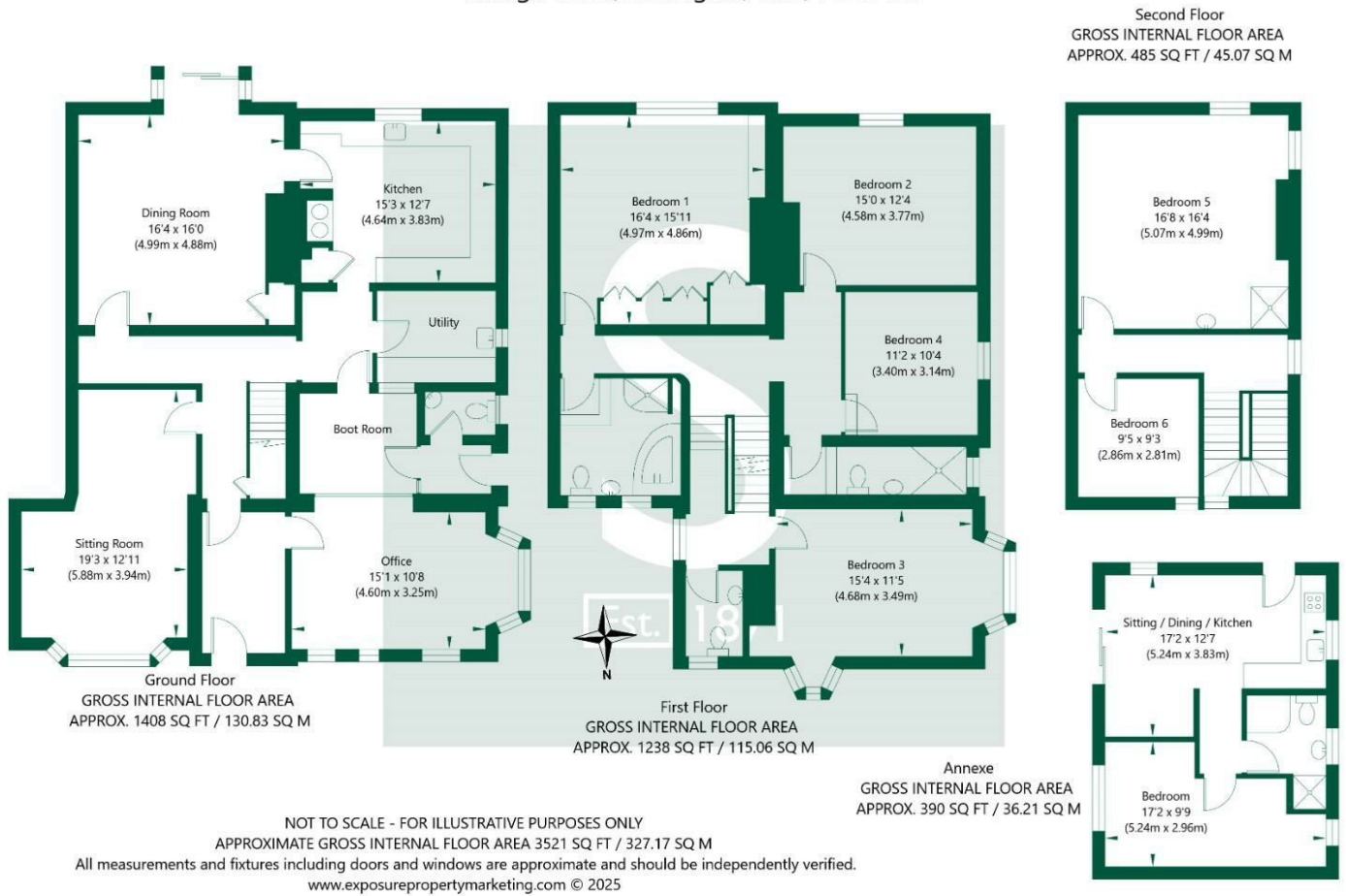
Council Tax: G - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Grange Garth, Fishergate, York, YO10 4BS



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

