



The Mount, York YO24 1DH

welcome to

The Mount, York

An exceptional three bedroom, family home, located in a highly desirable area, boasting under a twenty minute walk from the city centre and York train station. This property is beautifully presented throughout offering charming original features, a double bay fronted exterior and versatile living.



Entrance Hall

A welcoming entrance hall with new flooring, original panelling and the stairs up to the first floor.

Lounge

15' 3" into bay x 11' 11" into recess (4.65m into bay x 3.63m into recess)

A light and bright, bay fronted lounge with new carpet, a fireplace, a radiator, original coving and an original ceiling rose.

Dining Room

13' 4" into bay x 7' 10" (4.06m into bay x 2.39m)

The dining room is open to the kitchen with two windows to the side and a window looking over the rear garden.

Kitchen

13' 5" x 10' 10" + access (4.09m x 3.30m + access)

A modern and well presented kitchen with shaker style wall/base units, a kitchen island with a breakfast bar, there is a gas hob, a cooker hood, an oven, a designer radiator, plumbing for a washing machine, space for a fridge/freezer and Bifold doors leading out to the rear decking.

Study/Fourth Bedroom

14' 11" x 7' 8" (4.55m x 2.34m)

A spacious, ground floor study, which could also be used as a bedroom with an electric radiator and a window looking over the front of the home and an en suite.

Landing

The landing has new carpet, built in storage, a window looking over the front of the home and the loft access.

Bedroom One

13' 5" x 11' + access (4.09m x 3.35m + access)

A lovely primary bedroom with carpeted floors, a door to the en suite, a radiator and window looking over the rear garden.

En Suite

The en suite to the primary bedroom has a double shower with a floor length glass screen, a w.c, a wash basin within a floating storage unit, a great size mirror, spotlighting, an extractor fan, a towel radiator and a window to the rear of the home.

Bedroom Two

13' 5" x 11' + access (4.09m x 3.35m + access)

The secondary bedroom has carpeted floors, a window looking over the front of the home of the and a radiator.

Bedroom Three

11' 9" into access x 7' 11" max (3.58m into access x 2.41m max)

The third double bedroom is carpeted throughout, a radiator and fitted wardrobes.

Bathroom

The family bathroom has a shower over the bath tub, a w.c, a wash hand basin, a storage cupboard, a towel radiator, a shaver point and a window to the side.

En Suite

The shower room to the fourth bedroom/ annex has laminate flooring, a shower cubicle, a w.c, a wash hand basin and a window to the side.

Exterior

The exterior of the home offers a very private frontage with wall and mature hedges, gated access to the front, a great size and block paved driveway able to fit multiple vehicles. Around to the rear there is lawned garden with raised decking to create an outside seating area, just off of the kitchen, mature trees, including a plum tree and a coal house which holds the boiler.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

The Mount, York

- A SUBSTANTIAL AND BEAUTIFULLY PRESENTED HOME
- HIGHLY SOUGHT AFTER LOCATION
- UNDER A 20 MINUTE WALK FROM THE CITY CENTRE
- LESS THAN A MILE FROM YORK TRAIN STATION
- DRIVEWAY WITH AMPLE PARKING

Tenure: Freehold EPC Rating: D

offers over

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108337 - 0014

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