



Marygate, York YO30 7BH

welcome to

Marygate, York

A superb, period property situated in the highly sought after location of Marygate, 0.3 miles from the historic Bar Walls of the city centre. This outstanding property is ideally located along side the River Ouse, with views over the river and Museum Gardens.



Entrance Hall

The entrance hall to the property has beautiful tiled flooring and the stairs up to the first floor.

Cloakroom

A first floor cloakroom with laminate flooring, a w.c, a wash hand basin and a window to the rear.

Lounge

14' 2" into recess x 12' 7" into recess (4.32m into recess x 3.84m into recess)

A spacious lounge with carpeted floors, a cast iron fireplace, a radiator and a window looking over the front of the home.

Dining Room

12' 6" x 11' 4" + recess (3.81m x 3.45m + recess)

The dining room is open to the lounge and has carpeted floors, a radiator, a window looking over the rear of the property and an understairs storage cupboard.

Kitchen

11' x 8' 5" (3.35m x 2.57m)

A fitted kitchen with wall/base units, a radiator, a cooker hood, a gas hob, an oven, an integrated dishwasher, space for a fridge/freezer and door which leads on to the garden.

Landings

The landing to the first floor has carpeted floors, a radiator, a window to the side and a storage cupboard which holds the boiler. The landing to the second floor has carpeted floors and a skylight.

Bedroom One

15' 6" + recess x 14' into recess (4.72m + recess x 4.27m into recess)

To the first floor, the first double bedroom is a fantastic size with laminate flooring throughout, a cast iron fireplace, storage in the eaves, a radiator and windows to the front of the home which has stunning views over the river and Museum Gardens.

Bedroom Two

15' 6" + recess x 14' (4.72m + recess x 4.27m)

To the second floor there is a second, great size bedroom with laminate flooring throughout, a radiator and two window to the front of the home, with views of the river and Museum Gardens.

Bedroom Three

13' x 10' 7" into recess (3.96m x 3.23m into recess)

The third double bedroom is to the first floor, with laminate flooring, a radiator, a cast iron fireplace and a window to the rear of the home.

Bedroom Four

13' 1" x 10' 6" into recess (3.99m x 3.20m into recess)

The fourth double bedroom is to the second floor, with laminate flooring, a window to the rear, a radiator and a cast iron fireplace.

Bathroom

The bathroom is to the second floor, which has a shower cubicle, a bath tub, a w.c, a wash hand basin, an extractor fan and two windows to the rear.

Exterior

The front of the property has a walled forecourt with cast iron railings and permit parking. Around to the rear there is an enclosed courtyard with a raised decking, two storage outbuildings and wall to the side.



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

Marygate, York

- AN OUTSTANDING PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- PRESTIGE AND HIGHLY DESIRABLE AREA
- VIEWS OVER THE RIVER OUSE AND MUSEUM GARDENS
- A BEAUTIFUL PROPERTY WITH GENEROUS PROPORTIONS THROUGHOUT

Tenure: Freehold EPC Rating: E

£695,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108722 - 0004

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