



DRIFFIELD TERR

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2 Driffield Terrace  
York, YO24 1EJ  
Guide Price £475,000

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A STUNNING 2 BEDROOM APARTMENT FORMING PART OF THIS GRAND PERIOD TOWN HOUSE LOCATED ON THE MOUNT, ONE OF YORK'S MOST FASHIONABLE LOCATIONS AND WITHIN A FEW MINUTES' WALK OF THE RAILWAY STATION AND THE CITY CENTRE. The entrance to the property is via Driffield Terrace and leads into an ornate hallway with sweeping period staircase to the upper floors. The apartment is located on the second floor and provides bright living accommodation offering a real sense of space with the high ceilings. With an entrance hall, large lounge/dining room with feature marble period fireplace, fully fitted breakfast kitchen, utility/WC, fabulous large master bedroom, generous sized second bedroom and a quality fitted bathroom, it also retains many period features cornicing's and refurbished sash windows. With high quality fittings throughout, this property is sure to appeal to a number of discerning buyers. AN INTERNAL VIEWING OF THIS BESPOKE APARTMENT IS STRONGLY RECOMMENDED.



### Hallway

Doors leading to;

### Lounge/Dining Room

An impressive reception room with two sash windows to the front overlooking The Mount, further window to rear, ceiling cornicing, fabulous large period fireplace with marble surround and cast iron insert housing living flame gas fire. Hardwood flooring. Door leading to;



### Breakfast Kitchen

Quality fitted units comprising base, wall and larder units with solid wood work surfaces and Belfast sink, integrated appliances including double oven, hob, microwave, dishwasher and fridge/freezer.



### Utility/WC

Work surfaces and plumbing for washing machine, low level WC.





### **Bedroom 1**

A stunning large master bedroom with cornicing and ceiling rose, 2 sash windows to rear with fitted shutters, original fireplace and built-in wardrobes to alcoves.

### **Bedroom 2**

A generous sized double bedroom with sash window to rear with fitted shutters and original period fireplace.

### **Bathroom**

High quality bathroom suite with feature freestanding bath and mixer shower, corner shower, wash hand basin, WC and window to side

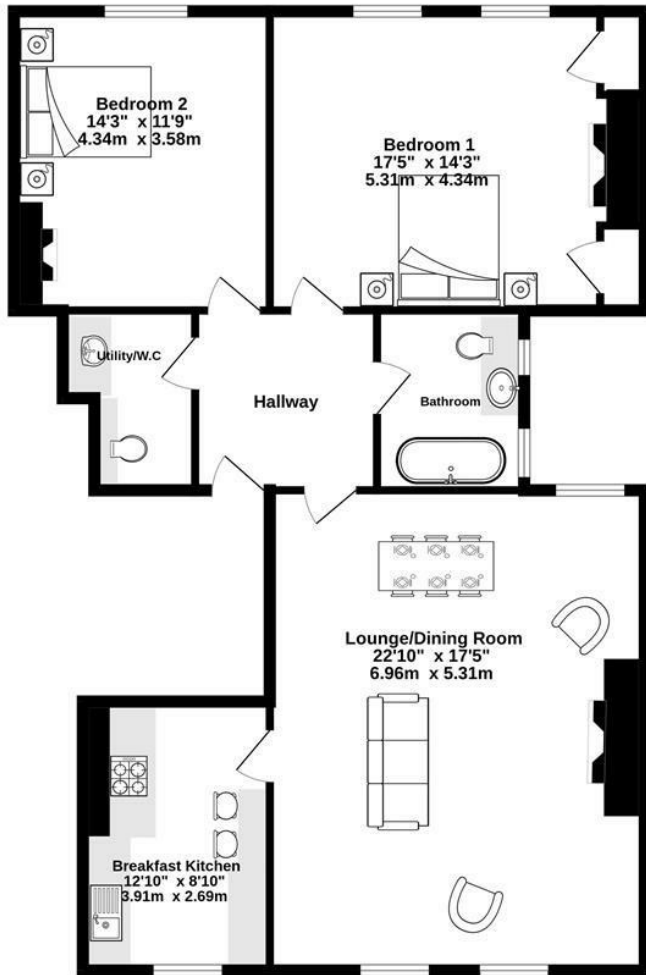
### **Note:**

The freehold has been purchased by the apartment block owners and therefore no ground rent applies.



# FLOOR PLAN

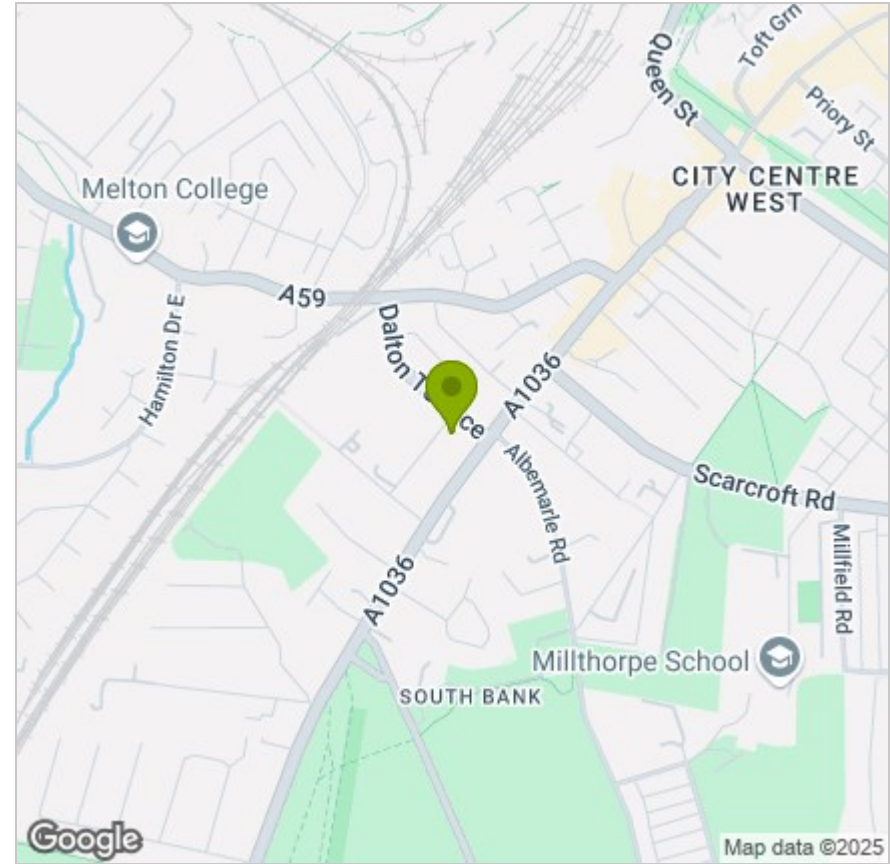
Ground Floor  
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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