



Flat 5 10 St. Peters Grove
York, YO30 6AQ
£350,000

FABULOUS LARGER THAN AVERAGE, TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT SET WITHIN THIS MANSION HOUSE DEVELOPMENT AT THE END OF A HIGHLY SOUGHT AFTER AND QUIET CUL-DE-SAC, LOCATED CLOSE TO POPULAR LOCAL SCHOOLS AND WITHIN WALKING DISTANCE TO THE CITY CENTRE AND RAILWAY STATION. The property has the benefit of gas central heating and a security entrance system and is entered via a stunning large communal hallway with a sweeping staircase to the upper floors. Providing extremely spacious and bright living accommodation of over 1,000 sq ft that is tastefully presented throughout, it fully comprises entrance hall, large sitting room with period fireplace, dining kitchen with full range of modern fitted units, double bedroom, modern shower room and a second floor landing leading to a further bedroom with feature beams and an en-suite bathroom. To the outside are communal grounds with an allocated parking space. An internal viewing of this wonderful apartment is strongly recommended. No onward chain.

Communal Hallway

Stunning entrance with ornate spindled staircase to upper floors

Entrance Hall

Entrance door. Door to

Sitting Room

20'9 x 15'1 (6.32m x 4.60m)

Bright and spacious reception room with windows to 2 aspects, feature period fireplace.

Kitchen/Diner

17'6 x 12'0 (5.33m x 3.66m)

Quality shaker style units comprising base and wall units, integrated appliances include built-in oven and hob with extractor above, dishwasher, washing machine/dryer and fridge/freezer, window to front, staircase to upper floor bedroom 2.





Bedroom

13'1 x 12'0 (3.99m x 3.66m)

Large double bedroom with window to rear.

Shower Room

Suite comprising walk in shower, wash hand basin, w.c., window to rear

Landing

Door leading to

Bedroom

18'0 x 10'8 (5.49m x 3.25m)

With 2 velux windows to rear, this room makes a perfect guest bedroom and/or study area with door leading to

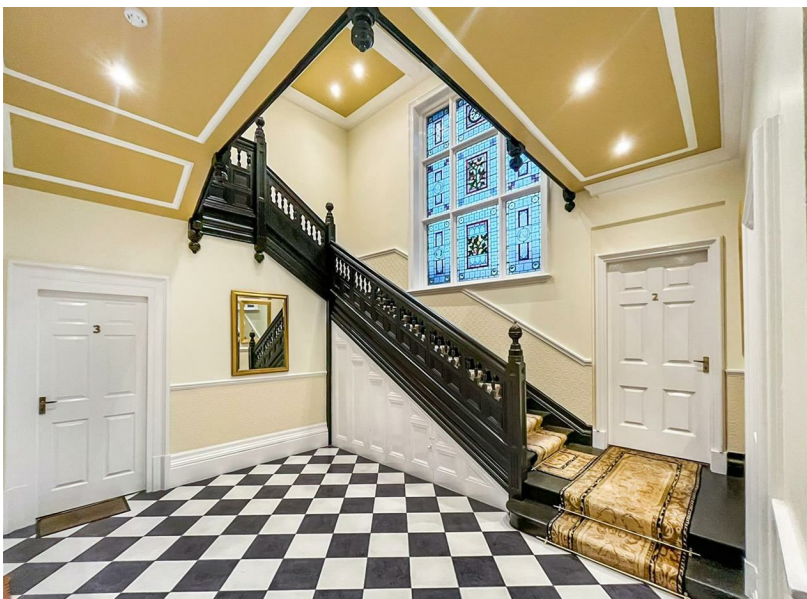
Bathroom

Suite comprising panelled bath, wash hand basin, low level w.c., velux window to rear.

Residents Parking

Note

Leasehold with approx. 975 years remaining



Ground Floor
801 sq.ft. (74.4 sq.m.) approx.

The Ground Floor plan shows a Kitchen/Diner (17'6" x 12'0", 5.33m x 3.66m) with a dining table and chairs, a Sitting Room (20'9" x 15'1", 6.32m x 4.60m) with a sofa and armchair, a Bedroom (13'1" x 12'0", 3.99m x 3.66m) with a bed, and a Shower Room/W.C. A staircase leads up from the kitchen/diner area.

1st Floor
266 sq.ft. (24.7 sq.m.) approx.

The 1st Floor plan shows a Bedroom (18'0" x 10'8", 5.49m x 3.25m) with a bed, a Bathroom, and a staircase leading down to the ground floor.

TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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This map shows a section of York, UK. A green pin is located on Burton Stone Ln, just north of its intersection with Grosvenor Terrace. To the northeast, York Hospital is marked with a red 'H' icon. The map shows the River Ouse flowing through the area, with several streets crossing it. The areas of Clifton and Bootham are labeled. Major roads like the A19 and B1363 are also shown. The Google logo and 'Map data ©2025' are in the bottom left corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		63	80
England & Wales		EU Directive 2002/91/EC	

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