



£895,000

98 York Road, Montpelier, Bristol, BS6 5QQ

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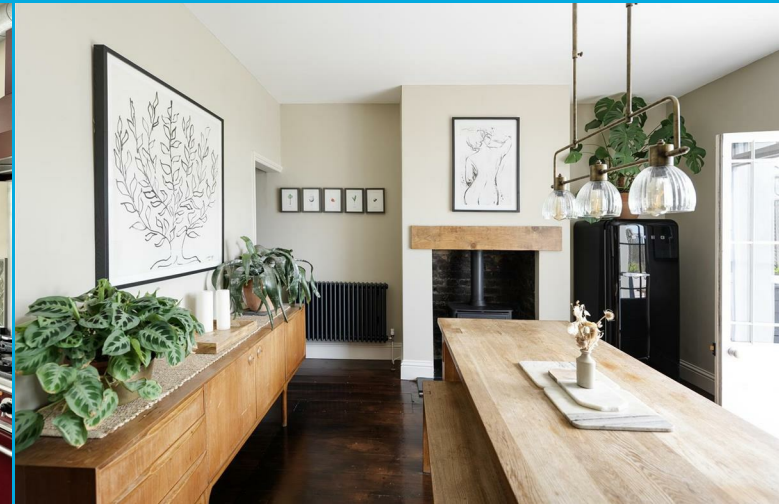
# 98 York Road Montpelier, Bristol, BS6 5QQ

Located in the heart of Montpelier on popular York Road is this fine mid-terraced Victorian home.

Spread over four floors this property has real presence and genuine wow factor. Ground floor accommodation comprises; Main entrance and porch that lead into the hallway with stripped wooden floor via a stained glass door. The hall leads onto a central staircase that includes storage and provides access to the upper and lower floors.

At the front of the property is a second reception which includes the bay with double glazed sash windows, working fireplace, stripped wooden floor and a cupboard that links the reception rooms on this floor.

Across the hall the principle reception/living room enjoys an elevated view of the garden through french windows and the Juliet balcony. Stripped wooden flooring, period fireplace, cornice and ceiling rose complete this light and airy room. On the first floor are three double bedrooms and the family bathroom. The consistent and impressive decor continues with a individual theme in each room. Bedroom number three includes a period fireplace and overlooks the garden, as does bedroom number four. Bedroom number two is spacious and includes the bay window, period fireplace and storage cupboard. The recently fitted family bathroom offers a bath with shower over, a tiled floor, micro cement detail on the walls and a stained glass window. A further staircase leads up to the top floor and the jaw-dropping master-suite. This space is bathed with light thanks to five Velux windows that showcase views across the city that can be enjoyed in bed. Further features include a centrally positioned bed with storage and vanity basin behind the head board. The toilet and shower are tucked away with fitted floor to ceiling mirrored





wardrobes. The lower ground floor is where you will find the engine to this substantial property.

Towards the front of the property and overlooking the courtyard is a generous utility/dining room with a separate w/c next door. At the rear is the kitchen and dining room which include a bespoke solid oak kitchen with matching shelving, granite worktop, herringbone tiled splash backs and a Belfast style sink. Additional features include a gas stove, pantry and french doors that lead onto the garden. Outside the contemporary designer garden includes patio laid in sections, divided by sleepers with an array of mature plants and shrubs and a pond. The Victorian facade includes a gable-frontage with a courtyard at basement level. Internally and externally the property has been renovated to a very high standard combining good taste with sensitive restoration of period features. 98 York Road is a property of the highest calibre located a short walk from the city centre and all of the local amenities.

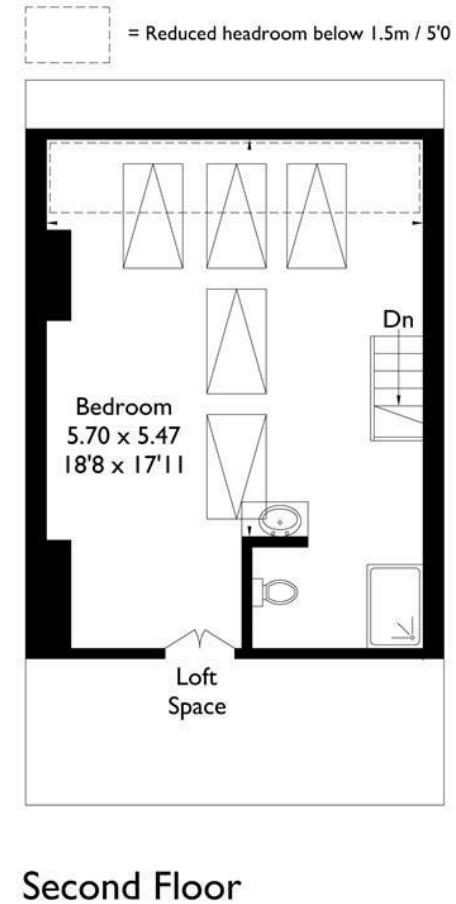
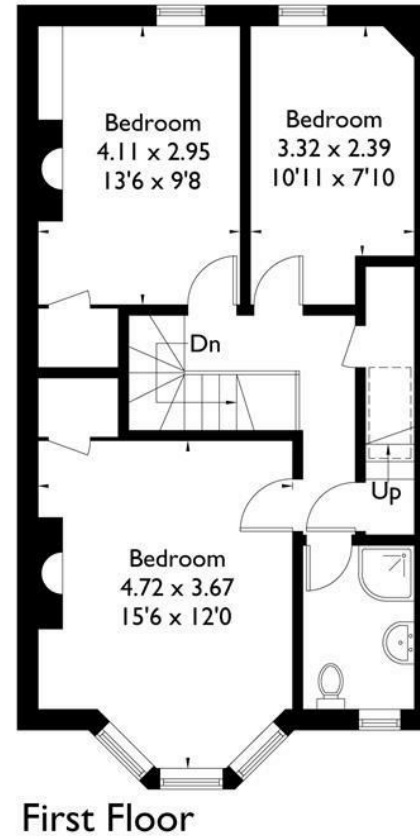
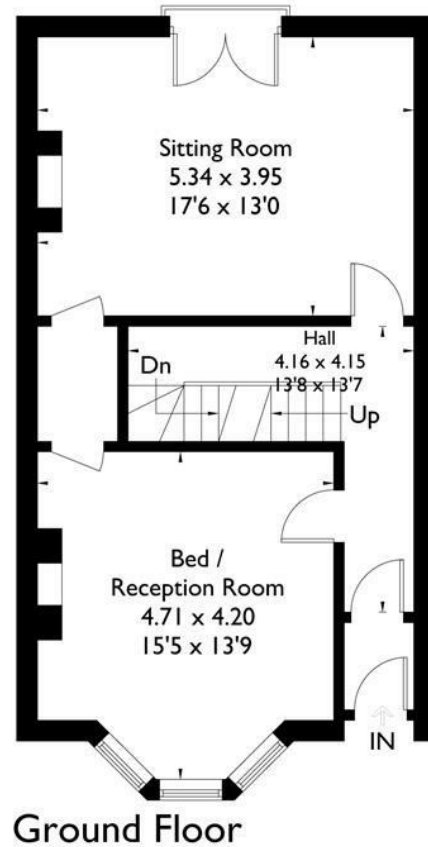
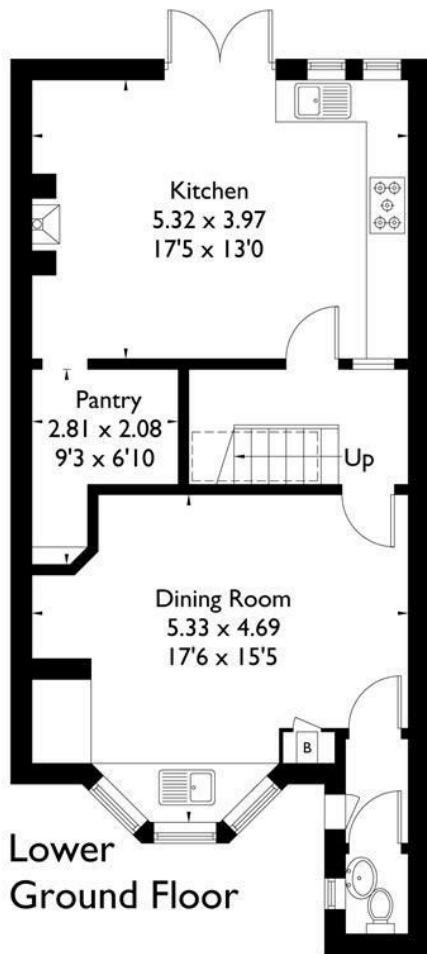
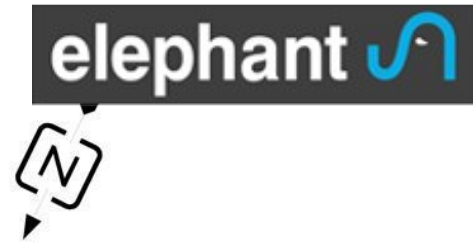






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Approximate Gross Internal Area  
205.1 sq m / 2208 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 184240

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	82
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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