



elephant



£450,000

9 York Place, Clifton, Bristol, BS8 1AH

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9 York Place Clifton, Bristol, BS8 1AH

Set within a fine Grade II listed Georgian terrace in the heart of Clifton, this elegant, light-filled, and spacious first-floor apartment offers two double bedrooms and is presented to an impeccable standard. The property seamlessly blends traditional period features with modern décor and design.

The main entrance, accessed via a charming pastel blue solid wood front door, opens into a communal hallway with stairs leading to the first floor and the apartment's private front door. The hallway provides access to all rooms and features a useful storage cupboard and access to loft space.

Located at the front of the building, the grand living room is a bright and airy space. The room's focal points are the original Georgian sash windows, which frame picturesque views of the trees and gated park below. High ceilings, cornicing, picture rails, and a floor-to-ceiling built-in bookcase further enhance the room's period charm.

The sleek and thoughtfully designed kitchen is a standout feature. It includes matt white units, a solid wood worktop, a pale blue metro brick tiled splashback, an oak parquet floor, and stainless steel fittings, blending style and functionality effortlessly.



Adjacent to the living room and also overlooking the front of the building, the master bedroom is tastefully decorated. It features a large sash window, picture rail, and ornate cornicing, creating a tranquil retreat.

At the heart of the apartment is a stylish and luxurious bathroom. It boasts a contemporary white suite, a bespoke navy-blue vanity unit with a quartz top, marble-tiled walls with an integrated mirror, a power shower, and chrome fittings.

To the rear of the property lies the second double bedroom, complete with a sash window, cornicing, a picture rail, and a restored feature fireplace, offering both comfort and character.

Externally, terrace residents have access to a gated garden opposite, owned by Bristol University.

Flat 9, York Place, is a remarkable period apartment located in a peaceful yet central Clifton setting. The vendors have combined exceptional taste with outstanding craftsmanship to create a home that is both stylish and inspiring. The first floor is widely regarded as the most desirable in buildings of this nature, offering an elevated, light-filled position with a sense of space and grandeur thanks to high ceilings and large windows.

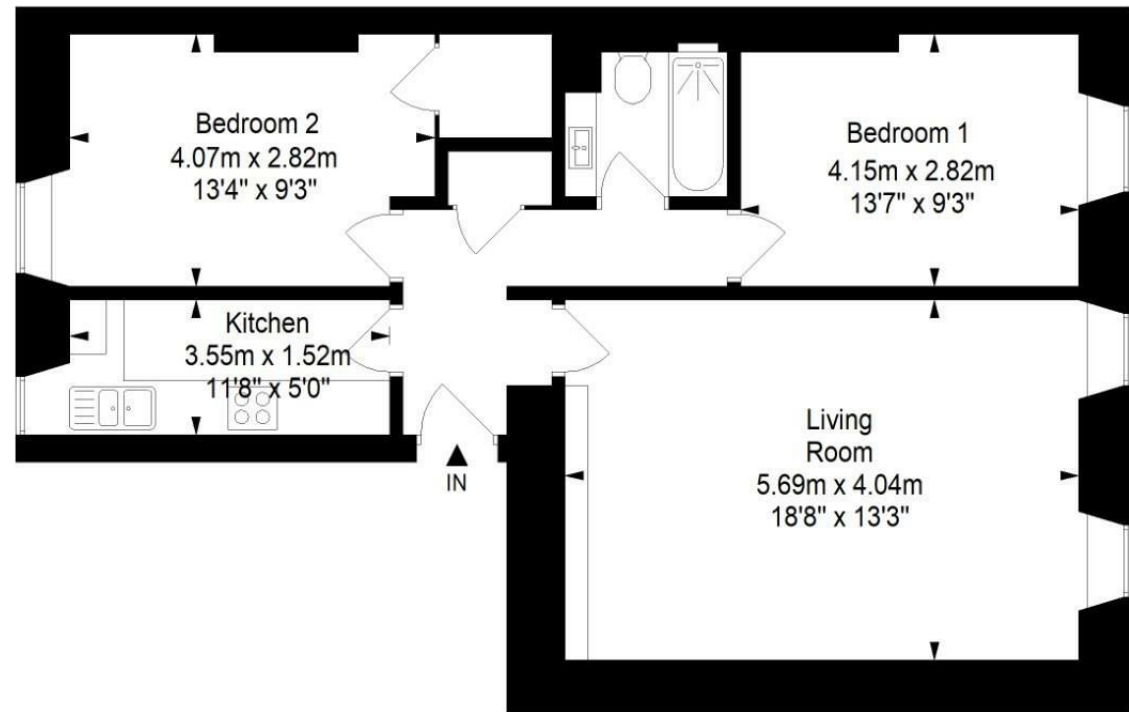
York Place provides easy walking access to Clifton Village, Clifton Triangle, Harbourside, the city centre, Bristol University, and the BRI Hospital.





First Floor Flat, York Place, Clifton, Bristol, BS8 1AH

Approximate Gross Internal Area = 65.0 sq m/ 699.7 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

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