



Nelsons Yard, York, North Yorkshire, YO1 9AA

Guide Price £705,000

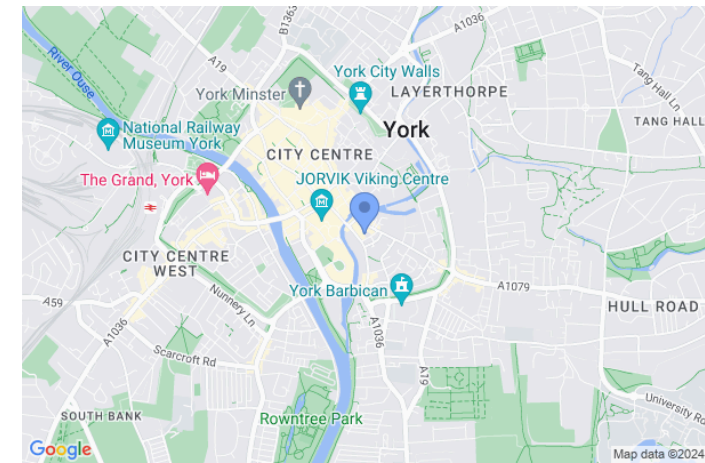
Nelsons Yard is an exceptional and exclusive development located in the heart of York. The property is not only perfectly located for quick access to all of York's amenities, including the train station but benefits from gated off street parking, an extremely rare feature that will surely appeal to the most discerning of purchasers. The property's interior was designed by Rachel McLane, with a high-end finish along with high specification fixtures and fittings. The accommodation is laid out over four floors which is not only spacious but light. Reinforced glass panes have been fitted within every landing area so that light can penetrate through the various levels of the home. These properties have never come to market since they were originally constructed, so a viewing is highly recommended to fully appreciate everything that it has to offer.

Approaching the site you will see a set of electric gates which open to provide access to your parking space below the property. There is a pedestrian gate to the side which is passcode protected. On entering the property it is hard to not be impressed by the pure size of the hall which has fitted storage at the far end for coats and shoes. The ground floor is perfect as a guest suite as it has a double bedroom/home office with fitted storage and french doors out to the rear garden, whilst a shower room comprising shower, low level w/c, floating hand basin and a chrome heated towel rail can be found immediately adjacent. The utility room could be used as a second kitchen and has been fitted with a worktop that incorporates a stainless steel sink with drainer, built in storage, has space for white goods and access to the rear garden.

Moving to the second floor you will find the open plan kitchen/dining/living area. The kitchen/diner has been fitted Quartz worktops, has a central peninsula that incorporates an induction hob, storage units, a recessed sink with drainer and space for a table with chairs. There is a full range of Siemens appliances including a combination microwave oven, a single oven, warming draw, dishwasher, wine fridge, fridge/freezer and a Grohe boiling tap. The living area has a contemporary electric fire, a lovely addition, especially in the winter months. A door from here opens to the first of the two balcony seating areas.

The third floor has two good sized double bedrooms, both with built in wardrobes, whilst one has an en-suite comprising digitally controlled shower with rainfall shower head, low level w/c, hand basin with storage below, chrome heated towel rail and a full width mirror. A family bathroom comprising bath with shower attachment, walk in double digitally controlled shower, hand basin with storage below, low level w/c, full width mirror and chrome heated towel completes this floor. To the final floor you will find the impressive master suite which comprises of a double bedroom, dressing area and an en-suite bathroom comprising bath, double shower, low level w/c, hand basin with storage below, chrome heated towel rail and full width mirror. The main roof terrace is also found on this floor which has been laid with artificial grass and provides lovely views over York. In addition, solar hot water panels have been fitted reducing reliance on the grid. The heating and hot water are controlled by a Nest thermostat.

The rear garden has a raised decking area which leads down to artificial grass and is fully enclosed by a brick wall and fencing, making it extremely private and secure.

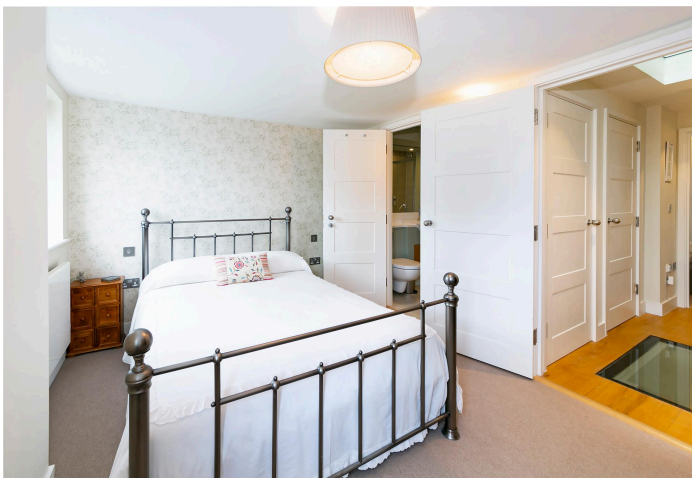




A EXCLUSIVE PROPERTY WITH GATED PARKING IN THE CENTRE OF YORK



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority York City Council

Services All mains services



Address:
Reference: 2027

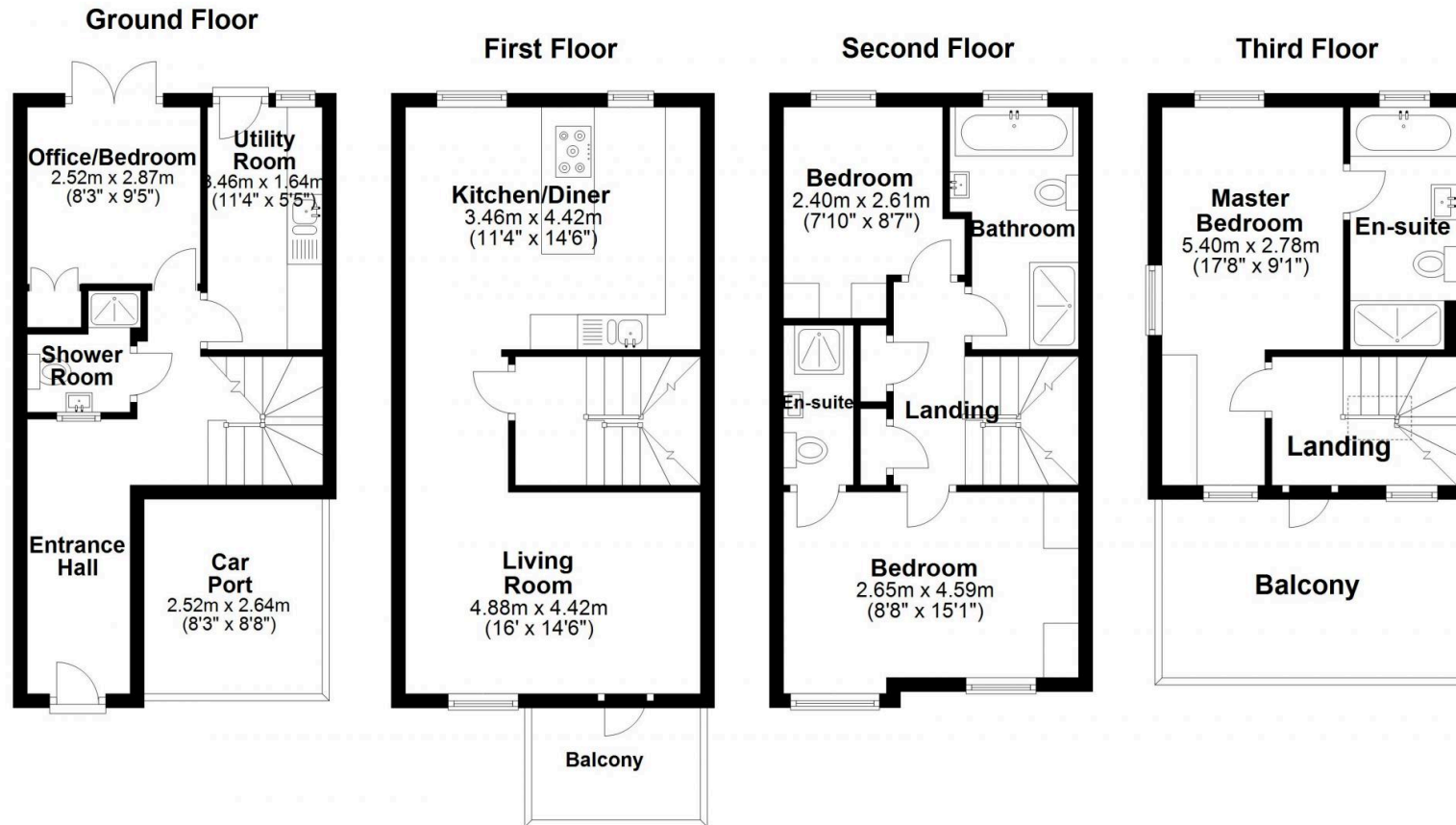


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Plan produced using PlanUp.

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