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atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, pleased and we would be pleased to check the

- O oqa •
- Walled Communal Gardens
  - Utility/Activity Room
  - Large Lower Ground Floor
- Open Plan Living/Dining kitchen
- Bathroom and En-suite Washroom
  - Three Double Bedrooms
- Four Storey Warehouse Conversion

Council Tax Band - Exempt Leasehold

"FAM ESOY

## Lower Darnborough Clementhorpe





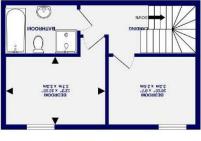
2ND FLOOR 324 sq.ft. (30.1 sq.m.) approx.





3RD FLOOR 138 sq.ft. (12.8 sq.m.) approx.

363 sq.ft. (32.8 sq.m.) appro







## Clementhorpe Maltings Lower Darnborough Street, York YO23 1AR

## Chain Free £425,000



3



A stunning three bedroom townhouse conversion in the multi award winning development of Clementhorpe Maltings. Originally a Grade II listed malting house, the property has undergone an extensive and sympathetic programme of renovations to ensure its historic industrial past remains intact. Now offering 6 properties all with their own individual character and period charm, number 3 offers substantial accommodation arranged over four floors, including a light and spacious sitting room, three bedrooms, bathroom and ensuite wash room and a separate store/utility. The development has been awarded best residential development in Yorkshire and Humber by the RICS 2017 amongst many other prestigious awards.

Accessed via a double height communal entrance housing the original HJH King furnace as well as Malting vats and other original industrial pieces. The property begins with a hall leading through to two spacious double bedrooms and house bathroom, to the second floor there is an open plan living room and kitchen, with painted units complemented by granite worksurfaces. The kitchen includes built-in Siemens appliances and quality fittings. Stairs lead up to the fourth floor which has the guest bedroom and ensuite washroom. To the lower ground floor is a large storeroom/utility area, which could be used as a home gym/ pool room.

Externally, the property benefits from a communal secure storeroom and the use of the communal courtyard garden.

In summary, 3 Clementhorpe Maltings offers exceptional accommodation and a high quality finish within a unique setting.

Leasehold Length of lease - 250 years from 2016 Ground rent £200 p.a Ground rent review period: Annually Service charge £2,247.32 Service charge review period: Annually

Council Tax Band - previously Band D



















