



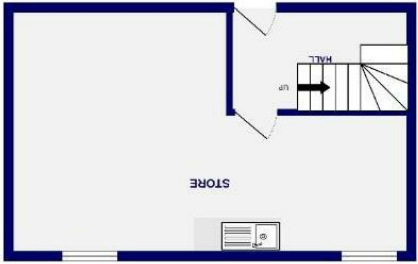
# Clementhorpe Lower Darnborough Y023 1AR

Leasehold  
Council Tax Band - Exempt

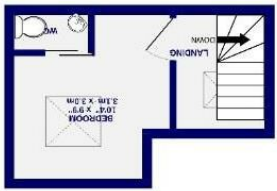
- Four Storey Warehouse Conversion
- Three Double Bedrooms
- Bathroom and En-suite Washroom
- Open Plan Living/Dining/kitchen
- Large Lower Ground Floor
- Utility/Activity Room
- Walled Communal Gardens
- Epc C



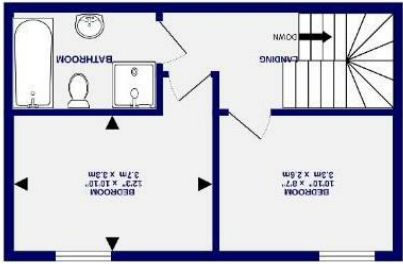
2ND FLOOR  
824 sq.ft. (80.1 sq.m.) approx.



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



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



1ST FLOOR  
340 sq.ft. (31.5 sq.m.) approx.

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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Clementhorpe Maltings  
Lower Darnborough Street, York  
YO23 1AR

Chain Free £390,000

 3  2

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

