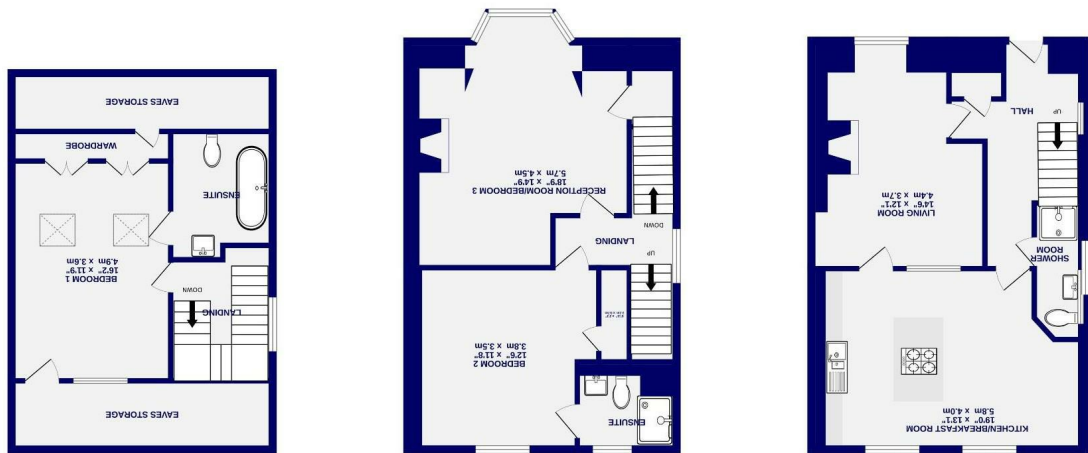


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, 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 statements 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 property on behalf of the vendor.

Lendal Bridge City Centre, York YO1 7DP

Leasehold
Council Tax Band - E

- End Terrace Cottage
- Grade II listed
- Dates Back to 1600
- Currently A Well Regarded Holiday Let
- City Central Location
- Three Bedrooms and Three Bathrooms
- EPC E



TOTAL FLOOR AREA: 1610 sq. ft. (149.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas are approximate. It is included in the plan the approximate location of rooms and any furniture shown have not been tested and no guarantee as to their operation.
 Measurements are given in metres and feet. All dimensions are to the internal face of the walls unless otherwise stated. The plan is for illustration purposes only and should be used as a guide only. Purchasers should check the accuracy of the drawings and measurements on site.

2ND FLOOR
 525 sq. ft. (48.7 sq.m.) approx.

1ST FLOOR
 545 sq. ft. (50.7 sq.m.) approx.

GROUND FLOOR
 540 sq. ft. (50.0 sq.m.) approx.



Lendal Bridge City Centre, York YO1 7DP

£595,000

 3  2

Whistler House represents a truly unique piece of York's history, dating back to the late 1600's this charming Grade II listed property is actually partially constructed from the historic city walls along a cobbled street leading down to the picturesque river Ouse and Museum Gardens, in fact part of the rear courtyard was formally part of St Mary's Abbey, and the property lies less than 300 metres from the West Doors of York Minster and a similar distance from York railway station for commuting further afield.

The property itself was part of an extensive refurbishment in 2010 to be offered in its present form, since then the property has undergone further refurbishment and is now operating as a very well regarded Holiday Let.

The accommodation in brief, the rear entrance hallway leads to a living room its panelled walls and tiled floors. To the front is an open plan luxury dining kitchen with a central island and range cooker. The kitchen offers light grey shaker style units, black granite worktops and a range of luxury integrated appliances as well as bespoke fitted shutters to the windows. Completing the ground floor is a shower room with W.C.

To the first floor are two double bedrooms, the rear bedroom has a wonderful bay window and has previously been used as lounge. The front bedroom offers built in storage and an ensuite shower room. To the second floor is a unique loft bedroom, with fitted wardrobes, eaves storage and a luxury en suite bathroom.

Externally the property also has the benefit of a rear garden as well as a shared area with the neighbouring property and the Tower. The communal area also has a shared storage shed. On street permit parking is available.

Leasehold
From 1 January 2006 to 20 March 2177
Ground Rent- £1pa
Service Charge- £0
Council Tax Band- E

The property has previously experienced flooding and we advise interested parties to contact Ashtons for further details.

