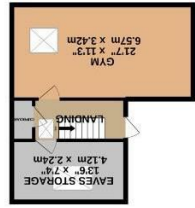


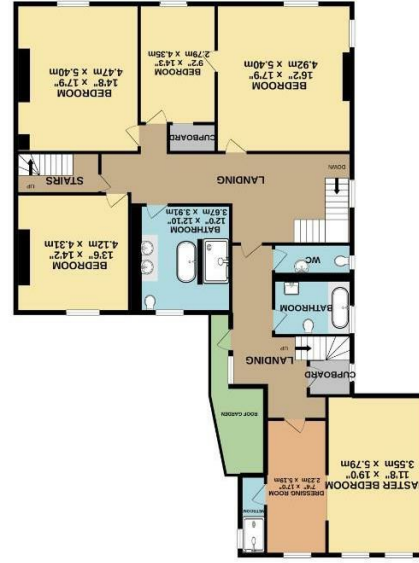
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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



2ND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
1953 sq.ft. (181.4 sq.m.) approx.



GROUND FLOOR  
2108 sq.ft. (195.8 sq.m.) approx.



298 Tadcaster Road, The Mount, York  
 £2,450,000



Ashtons



## Description

We are proud to offer this magnificent Victorian Villa, being one of only 4 Victorian Villas situated in this elevated position commanding views across York Racecourse and Knavesmire.

These properties are among the most desirable properties in the City, partly for their impressive size, but also for being probably the best location for a residential property in York. No. 298 has been a family home for the last 20 years following a 'no expense spared' renovation by the present owner, which retained and enhanced a wealth of the original features whilst adding all the luxuries of modern day living.

The property is accessed from Tadcaster Road via an electrically operated wrought iron sliding gate, where there is turning area and parking for several vehicles as well as a car charging point. A double gateway opens to the rear where the driveway leads to a detached brick garage.

The beautifully landscaped walled gardens benefit from a westerly facing rear aspect with a summerhouse and large secluded patio area, as well as an abundance of mature shrubs and impressive trees. The house itself offers almost 5000 sq ft of usable accommodation, the majority of this being on the ground and first floor with a special mention going to the stunning original staircase leading up from the mosaic tiled entrance hall.

The property is situated less than a mile from the City centre and within an easy walk of York Railway Station, as well as offering easy access to the A64 for access to Leeds and the motorway networks.

A truly unique property in a stunning location, the likes of which rarely become available on the open market.