



EARLSBOROUGH TERRACE, YORK

6 Earlsborough Terrace, York, North Yorkshire, YO30 7BQ

PETER
MOODY
& COMPANY

EARLSBOROUGH TERRACE, YORK

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- Recently Refurbished Townhouse
- Beautiful Riverfront Location
- 4 Double Bedrooms
- 2 En-Suites. House Bathroom
- 2 Reception Rooms
- Dining Kitchen
- South Facing Riverfront Garden
- Garage/Workshop
- Walking Distance Of City Centre and Railway Station

York City Centre ¼ .Mile. York Station ¼. Mile. Leeds 24 Miles

Description

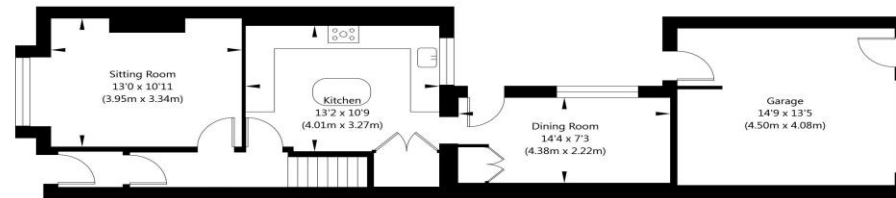
An attractive Victorian terraced house situated in one of York's most popular areas. The house offers generously proportioned accommodation laid out over three floors which has been tastefully updated and refurbished by one of York's best known interior designers. On the ground floor doors lead from the hall to a living room with feature fireplace, wood burning stove and bay window to the front giving beautiful southerly views across the river. The newly refitted dining kitchen has a central island and stainless-steel range cooker and a door leads through to the dining room with paneled walls, window and door to the rear courtyard. On the first floor is a master bedroom with twin windows to the front overlooking the river and an en-suite shower room with contemporary suite. There are two further double bedrooms and a house bathroom on the first floor whilst on the second floor is a guest bedroom with en-suite and Velux window to the south. Externally, at the front of the house is a south facing, forecourted garden overlooking the river. The house and its neighbours have had flood defences installed to provide year-round protection and peace of mind. At the rear is a garage/workshop which could be utilised for further accommodation

Location

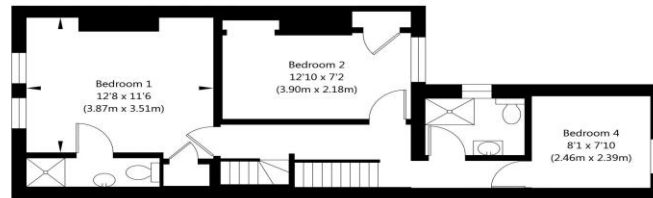
Grosvenor Terrace is an attractive street of Victorian houses lying just off Bootham and within ½. mile of York city centre. There are lovely walks through the nearby Museum Gardens and York railway station is just over 1 mile to the south with trains to London taking less than 2 hours. (There is also quick pedestrian and cycle access to the station over the nearby Scarborough Bridge.) There are a good range of local shops and facilities within close walking distance, as are the highly regarded St Peters and Bootham schools.



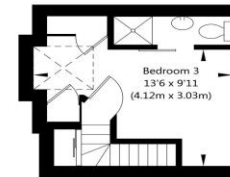
FLOOR PLANS



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 492 SQ FT / 45.67 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 495 SQ FT / 45.97 SQ M




Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 163 SQ FT / 15.1 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1150 SQ FT / 106.74 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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