



PRIORY STREET, BISHOPHILL

16 Priory Street, York, North Yorkshire, YO1 6EX

PETER
MOODY
& COMPANY

PRIORY STREET, BISHOPHILL

16 Priory Street, York, North Yorkshire, YO1 6EX

- Double Bedroom
- Bathroom
- Living Room
- Kitchen with AGA
- Conservatory
- Garden Room
- Off Street Parking For 2 Cars
- Central Location Within City Walls
- Huge Potential
- Over 1100sq.ft

York City Centre ¾ mile. York Railway Station ¼mile Leeds 28 Miles

Description

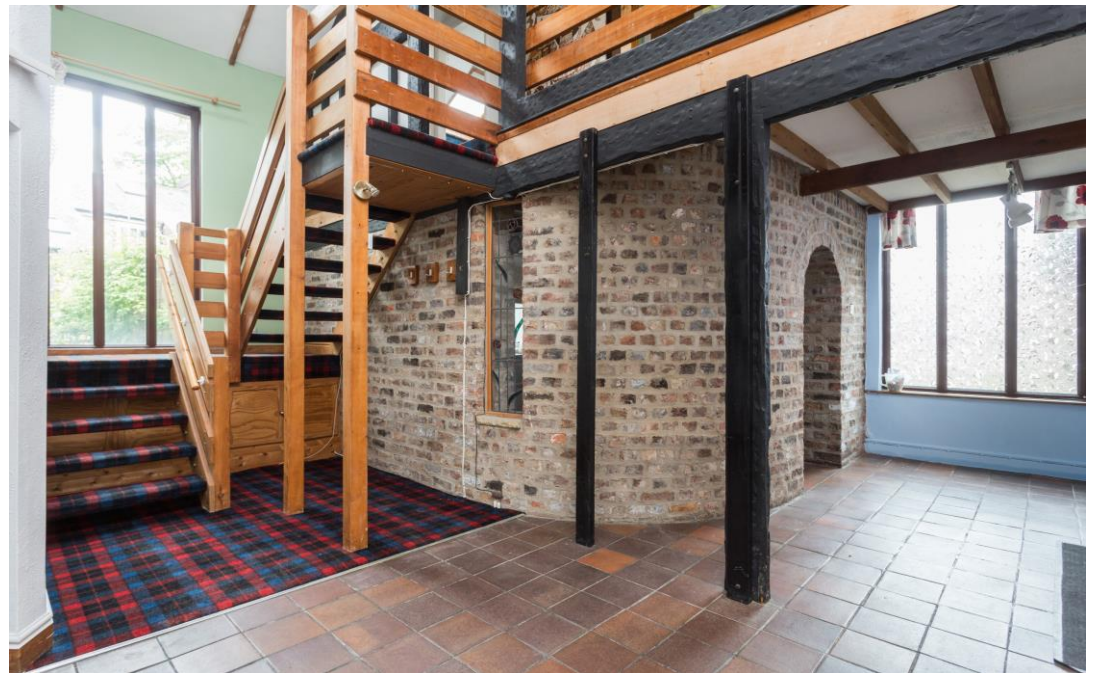
A rare opportunity to acquire a deceptively spacious cottage situated within the historic city walls in the highly sought after Bishophill conservation area. The property does require some updating/improvement but offers enormous potential. The current layout extends to over 1100sq.ft. The spacious ground floor comprises a garden room, living room, conservatory and kitchen with AGA. On the first floor is a comparatively small mezzanine level with a double bedroom and bathroom and this offers an excellent opportunity for remodeling/expansion to create further bedroom space. Externally there is a valuable off-street parking space for 2 cars. There is a communal garden at the rear, 50% of which is owned by this property.

Location

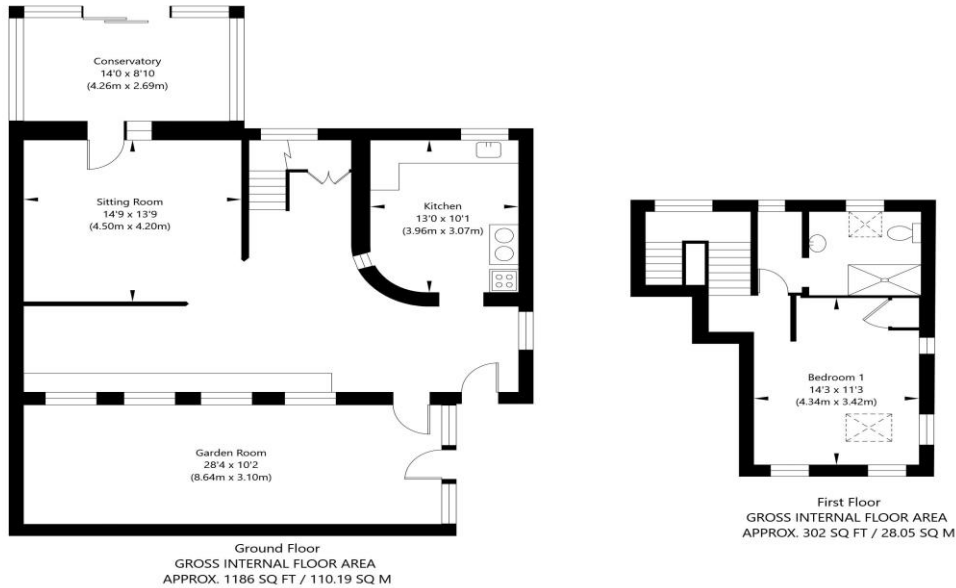
Priory Street lies within the popular Bishophill conservation area within close walking distance of Yorks extensive facilities and tourist attractions. York railway station is only ¼ mile away with 1-2 trains per hour to London.

What The Seller Says

“My late father was a GP and keen local artist and this property was his studio, which he acquired in 1977 as a derelict property, together with the two adjoining flats, which he subsequently sold. The flats were stables for farmers bringing their cattle to market while the property itself is a 19th-century schoolroom. In the early years, my father did all of his sculpting and painting in the main house but subsequently roofed over the back yard and turned it into a large conservatory which was always festooned with his work. If you like high ceilings and a loft style layout then you will love this space. If you run a small business then you could use the conservatory area for your office.”




FLOOR PLANS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1488 SQ FT / 138.24 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	<div>28</div>	<div>55</div>
England & Wales	EU Directive 2002/91/EC	

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