

Flat 4, 11 Portland Street,
York, North Yorkshire YO31 7EH

Guide Price £299,950

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Bishops Personal Agents are delighted to present this remarkable top-floor duplex apartment, located in a converted Victorian house, positioned in one of York's most desirable locations. Centrally situated on Portland Street, this property is nestled in a peaceful cul-de-sac off Gillygate, just outside the historic city walls. It offers convenient proximity to York Hospital, St John University, and reputable schools such as St Peters. The area also provides scenic river walks into York, plus the Museum Gardens nearby, and a variety of local amenities within this central residential district. Spread over three floors, this unique apartment, has been thoughtfully updated by its current owners, ensuring widespread appeal among various buyers, ranging from first-time purchasers to professional couples who either work in York or commute, as well as investors targeting buy-to-let opportunities, including holiday lettings. The accommodation briefly comprises; Communal entrance hall with a staircase leading to all the floors. Entrance door to the apartments ground floor, with a staircase leading up the first-floor landing, from where doors lead us into the reception rooms. Directly ahead we enter the living room, the focal points are the two-sash window, bathing the space with natural light and a feature fireplace. Then to the right, we find the dining room with a central island and table, seamlessly connected to a modern fitted kitchen, equipped with a range of modern grey units and a variety of integral appliances, this versatile space is perfect for those who like entertaining and dinner parties. This floor also features a contemporary bathroom to complete this floor. Ascending to the second-floor landing, you will find two well-proportioned double bedrooms, with the principal bedroom including an exclusive en-suite shower room, plus a dressing room, which could be used as a home office. Externally, the property offers unallocated parking spaces at the front, requiring a resident's parking permit, and a communal garden at the rear, ideal for year-round outdoor entertaining, with gated access to a service lane. In summary, this duplex apartment, just off the City centre provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre and station. Sold with no onward chain! An internal viewing is strongly recommended, not to miss out.

**Portland Street is situated within one of York most sought after residential areas, just off Gillgate and less than 1/4 of a mile from the city centre. The area is served by a frequent bus service and a wide range of local amenities and easy foot access to York railway station. The city of York with its wealth of historic monuments is also a hive of activity with an abundance of shopping facilities, restaurants, theatres, galleries and a renowned racecourse. York mainline railway station offers regular direct services to major cities, including Manchester, Edinburgh and London, with some journeys to Kings Cross taking less than 2 hours.**







## Entrance Hall
Entrance hall, dado rail with stairs leading up to the first floor landing and radiator*.

## First Floor Landing
17' 9" x 7' 0" (5.41m x 2.13m)
Stairs leading up to the second floor, under stairs storage and ceiling coving. Doors leading to…

## Living Room
17' 8" x 14' 11" (5.38m x 4.54m)
Double glazed sash windows to the front aspect, feature marble fireplace with inset gas fire*, ceiling coving, tv point*, internet point* and radiators*.

## Dining Room
14' 1" x 10' 7" (4.29m x 3.22m)
Double glazed sash windows to the rear aspect, central island and table, ceiling coving and radiator*. Opening to...

## Kitchen
8' 1" x 6' 8" (2.46m x 2.03m)
Modern fitted kitchen with a modern range of grey wall and base units with drawers under matching work surfaces, inset sink with mixer tap. Integral appliances include an electric oven*, electric hob* with extractor hood* and a fridge*. Plumbing for a washing machine*, cupboard with wall mounted boiler*, double glazed sash windows to the rear aspect and downlighting.

## Bathroom
6' 6" x 5' 7" (1.98m x 1.70m)
Suite in white comprising: Bath with mains shower over and mixer tap, wash hand basin with mixer tap set in a vanity unit, low level wc, down lighting and heated rail*.

## Second Floor Landing
Doors leading to...

## Bedroom 1
13' 9" x 9' 5" (4.19m x 2.87m)
Sky light to rear aspect and radiator*. Door leading to...

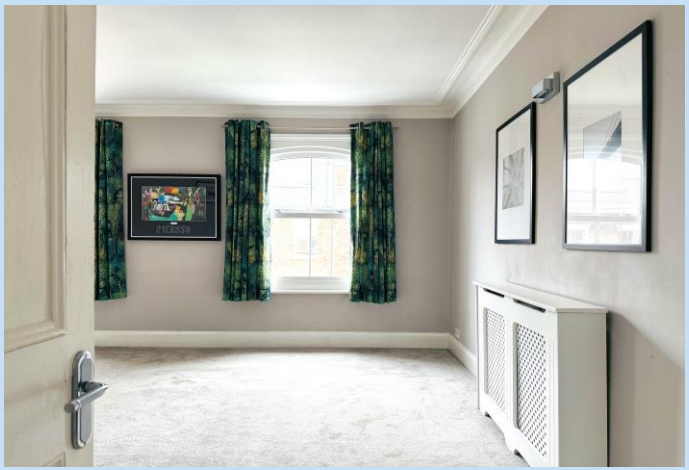
## En-suite
9' 5" x 2' 7" (2.87m x 0.79m)
Suite in white comprising; Shower cubicle with mains shower over*, wash hand basin with mixer taps, low level wc and heated rail*.

## Bedroom 2
16' 5" x 10' 0" (5.00m x 3.05m)
Sky light to rear aspect and radiator*.

## Dressing Room
12' 0" x 7' 3" (3.65m x 2.21m)
Sky light to front aspect and radiator*.







## Outside
To the front of the property is a forecourt with a boundary wall and gate. To the rear of the property is a communal walled courtyard garden, just right for outside entertaining and gated access onto the rear service road.

## Tenure
We have been informed by the vendor that the property is leasehold with a 999-year lease which commenced in1984, with 957 years left. Current service charge £55 per month. £660 per year and the ground rent £0 per annum, which includes building insurance and maintenance of communal areas. plus, window cleaning and gardening. Reviewed Annually. The council tax is band C. This apartment can be let and holiday lets are permitted by the management company. Pets are allowed at the discretion of the management company. The freehold of the building is owned by the four apartments via 'No 11 Portland Street Management Co York Ltd. Details which should be checked at the time of purchase by a solicitor.

## Agents Note
Epc rating C, Council tax band C.

Broadband supplier: Virgin Media.
Broadband speed: Full Fibre with EE on street.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.













# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Flat 4<br>11 Portland Street<br>YORK<br>YO31 7EH | Energy rating<br>**C** | Valid until: | **26 November 2033** |
| | | Certificate number: | **9360-2733-9390-2627-3221** |

| | |
|---|---|
| Property type | Top-floor flat |
| Total floor area | 107 square metres |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).



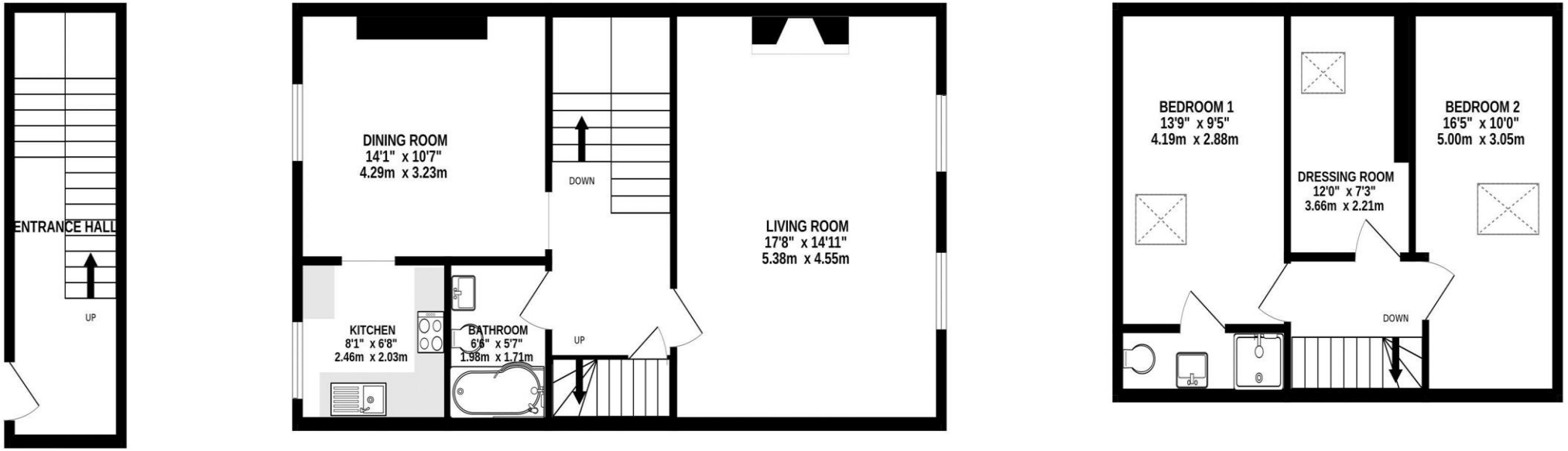
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GROUND FLOOR
115 sq.ft. (10.7 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.

2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.




TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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DISCLAIMER

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