



3 St. James Mount, York

York

£950,000

3 St. James Mount

York

An exceptional detached house, comprehensively remodelled to provide remarkable accommodation, close to York city centre and railway station. Quietly located in one of Yorks most sought after locations with far reaching views over the Knavesmire and racecourse beyond. This double fronted home has been meticulously redesigned by the current owners to an exceptional standard, and offers spacious and versatile accommodation, ideal for modern family living.

Upon entering the welcoming hallway, you are greeted by a sense of light and space that continues throughout the property. The generous lounge is decorated in neutral tones and features a tiled chimney breast with sleek inset multi fuel fireplace and large windows that allow natural light to flood the room.

Adjacent to the lounge, accessed via internal French doors, is the stylish open-plan kitchen and dining area. Fitted with contemporary units, integrated appliances, ample workspace, and kitchen island with breakfast bar. A highly useful preparation area has been created off the kitchen, with further units, worktops and provision for a fridge/freezer. The remainder of the space is used to home a dining table/chairs plus informal seating area. This spectacular kitchen/diner is further enhanced by a roof lantern, plus aluminium bi-fold and patio doors, creating panoramic views of the rear garden.

A separate utility room adds further practicality, with provision for washing machine, tumble dryer and ample storage space. While the ground floor also benefits from a study, a convenient cloakroom/WC, plus access to the integral garage and garden store.





3 St. James Mount

York

Upstairs to the first floor, the property boasts well-proportioned bedrooms, with the master bedroom enjoying the luxury of an adjacent bathroom, complete with modern fittings and tasteful tiling. The guest bedroom also benefits a stylish ensuite shower/WC.

Externally, is a block paved driveway with ample parking for two vehicles leading to a generous integral garage with store (can be accessed from the garden). A low walled boundary edges the front garden, which features a lawn plus a low maintenance shrubbery. The rear garden is south facing, and has a fenced boundary with large paved patio and a select amount of plants and shrubs, with the rest mainly laid to lawn.

In summary, this exceptional home offers high-quality finishes and neutral décor which create an inviting atmosphere that is ready to move into.

Located in a sought-after residential area, the house is within easy reach of excellent local amenities including those at Bishopthorpe Road, including well-regarded schools, shops and leisure facilities. Transport links are convenient, with regular bus routes and nearby access to major road networks, making commuting to surrounding towns and cities straightforward. York railways station is approximately 10 minutes on foot.

Council Tax band: E

Tenure: Freehold

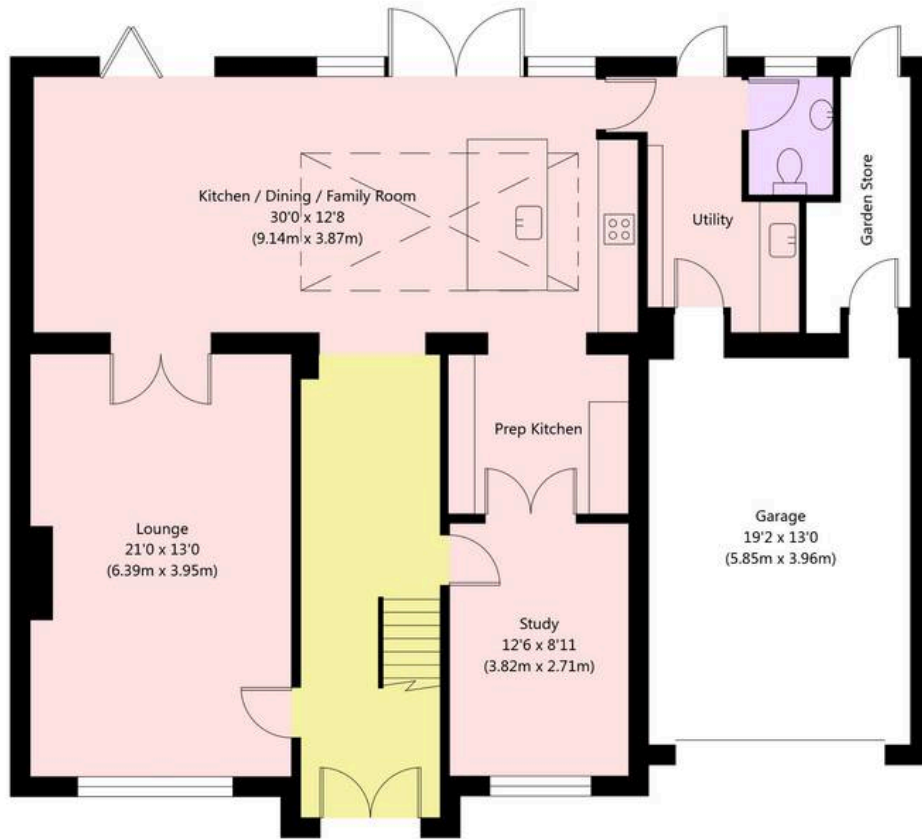








3 St James Mount, York, YO23 1EL



Ground Floor - (Excluding Garage & Garden Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1154 SQ FT / 107.18 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 899 SQ FT / 83.51 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2053 SQ FT / 190.69 SQ M - (Excluding Garage & Garden Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026





Lancaster Samms

27 High Petergate, York - YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/