



# Sandringham Street York YO10 4BA

£600,000

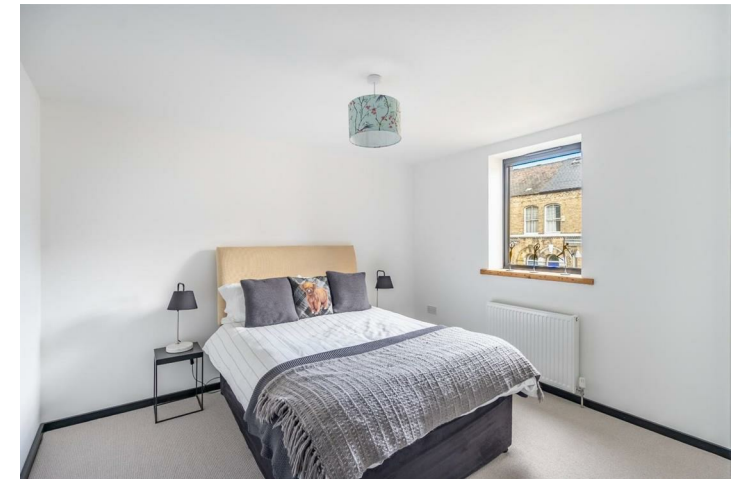


Ashtons Estate Agents are delighted to offer a truly unique opportunity to acquire this exceptional warehouse conversion, tucked away in one of York's most sought-after riverside locations. Originally serving as a warehouse for the York Beer and Wine Company, the building has been expertly reimaged by an award-winning local developer renowned for delivering some of York's most distinctive homes. It now stands as a striking contemporary residence with an industrial-inspired design, offering beautifully crafted accommodation finished to a high standard throughout.

Combining character, contemporary style and an impressive sense of space, this remarkable home offers the rare opportunity to be the very first owner to enjoy a thoughtfully transformed property unlike anything else currently available on the market. Ideally positioned for riverside and park walks, Bishopthorpe Road, York city centre, the railway station and a wealth of popular independent shops, cafés and restaurants.

From the moment you step inside, the sense of space and light is immediately apparent. The ground floor has been thoughtfully designed to create a free-flowing living environment, perfectly suited to modern lifestyles. Large glazed openings connect the interior with both the front and rear courtyard gardens, allowing natural light to flood the home and creating a seamless connection between inside and out. Whether enjoying a morning coffee in the front courtyard or entertaining friends in the private rear courtyard, these carefully designed outdoor spaces provide a wonderful extension of the living accommodation.

The versatile accommodation is arranged over three floors and offers an enviable blend of character and contemporary living. There are four well-proportioned bedrooms, including a superb principal suite with a stylish en-suite shower room, together with a beautifully appointed house bathroom.

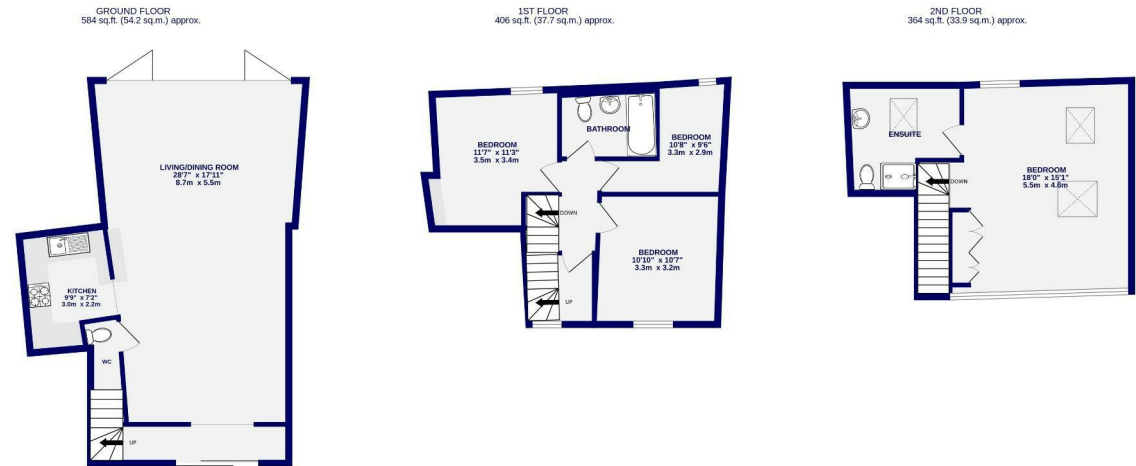




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Freehold  
Council Tax Band - D

- Unique Warehouse Conversion Over Three Floors
- Four Bedroom Brand New Contemporary Home
- Contemporary Industrial-Inspired Design Throughout
- Stylish Open-Plan Living Space
- Principal Bedroom With En-Suite
- 10-Year Build Warranty
- Award-Winning Developer
- Front & Rear Courtyard Gardens
- Prime Riverside City Location
- EPC C



**TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.**

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