

12 GROSVENOR TERRACE

York



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Substantial Victorian house offering superb family accommodation, courtyard garden and off-street parking

*Railway station and city centre ½ mile on foot
A1237/ring road 3 miles*

Vestibule • entrance and staircase hall • boot room • utility room • rear lobby • cloakroom/wc

3 reception rooms • study • kitchen/breakfast room

Principal bedroom suite with dressing room and bathroom
• 3 further bedrooms • 2 further bathrooms

Store • walled garden • gated parking

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com

12 Grosvenor Terrace, off Bootham, York YO30 7AG

Approximate Gross Internal Floor Area

3452.5 SQ FT / 320.7 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast



Grosvenor Terrace is an attractive, tree-lined street with an open aspect across Bootham Park to York Minster. No. 12 is a distinguished and beautifully appointed Victorian town house, one of the larger residences on the street, offering highly versatile living and bedroom accommodation along with off-street parking and a courtyard garden. It is conveniently located just a short stroll from Bootham and St Peter's schools, the railway station and York city centre.

- Terraced Victorian townhouse with a sought-after address
- Versatile accommodation of circa 3500 sq ft over 4 floors
- Secure off-street parking for 2 cars

- Walled courtyard garden
- Superb views of York Minster from the upper floors
- Easy stroll to Bootham and St Peter's schools
- Ten minutes' walk to the railway station and city centre

12 Grosvenor Terrace dates from the 1870s and is constructed in 'white' brick with stone dressings under a slate roof. Its architectural features include decorative gargoyles and an impressive front door framed by a stone arch flanked with columns and ornate capitals.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: F

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: City of York Council www.york.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Inside, period features abound: decorative hallway tiles, elegant plasterwork, deep skirting, panelled doors, original cupboards, wall panelling, mellow floorboards and a superb staircase with an imposing newel post and polished handrail rising to the top floor. This fully renovated house also provides generous storage for a family, including walk-in cupboards and utility rooms, alongside hugely versatile living and bedroom accommodation.

The kitchen breakfast room offers ample space for a dining table and connects to the living room through a wide opening with moulded architrave, allowing natural light to stream through the bay window. The fitted kitchen includes two pantry cupboards, a range cooker with gas hob, a ceramic sink and integrated appliances. The flooring extends seamlessly into the living room where a marble fireplace provides an attractive focal point.

On the first floor are two impressive reception rooms. The drawing room spans the full width of the property and features a marble fireplace housing a gas fire and a deep bay window with leafy views over Bootham Park. The dining room with its polished floorboards has a fireplace with cast-iron grate and original built-in cupboards, ideal for dining storage.

The large bedrooms are arranged over three floors with a bathroom on each level. The superb principal bedroom suite occupies the entire second floor, complete with a fitted dressing room and a palatial bathroom enhanced by a charming fireplace and floorboards. Fittings include a freestanding clawfoot bath with shower attachment as well as a separate shower.



Two further double bedrooms occupy the third floor: the rear bedroom has a dormer window offering a fine outlook, while the front bedroom benefits from a useful eaves cupboard and a window providing far-reaching views across York city centre with the Minster taking centre stage.

Outside

At the front, the house is set behind a garden gate within wrought iron railings leading to a garden path alongside a gravelled area planted with variegated shrubs for year round visual interest.

From the back lane, secure gates open wide to a paved area providing secure parking for up to two cars alongside a tap, an outdoor electric socket and a traditional store. The walled courtyard garden extends along the side of the house - planted with hostas - and meets a gravelled BBQ area enjoying west facing sunshine. Colourful climbers adorn the trellis on the wall.



Environs

Grosvenor Terrace is ideally located for quick and easy access to the city centre via the Georgian thoroughfare of Bootham, leading to one of the original Roman gateways into the city. A Sainsbury's Local and other amenities on Bootham lie a few minutes' walk away. The railway station is approximately ten minutes on foot, accessible via a pedestrian bridge. No. 12 overlooks Bootham Park, a popular green space for dog walkers and, and offers easy access to riverside walks and cycle routes to Clifton Ings and beyond. Both St Peter's and Bootham schools are within a short stroll.

Directions

Head north off Bootham on this one-way street that follows the railway line and No. 12 is on the left hand side as indicated on the front door.

What3words: ///bets.trying.forks

Viewing

Strictly by appointment.



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