

- Modern Town House
- Five Bedrooms
- Secure Underground Park
- City Centre Location
- Two Balconies
- Rear Courtyard Garden
- No Onward Chain
- EPC C

## Leasehold Council Tax Band - G

Y01 TNF  
Pond Garth, York  
Palmer Street



Palmer Street  
Pond Garth, York  
YO1 7NF

Guide Price £475,000

 5  3

Situated within York's historic city walls and forming part of one of the city's most prestigious modern developments, this spacious five bedroom townhouse offers versatile accommodation, outdoor spaces and the convenience of secure underground parking.

The ground floor offers a generous entrance hallway leading to a study, cloakroom/WC and a practical utility room. Positioned to the rear is the superb kitchen diner, fitted with modern wall and base units, granite-effect worktops, an electric hob with extractor above, separate oven with grill and an integrated fridge freezer. French doors open directly onto a private courtyard garden.

To the first floor, the L-shaped lounge enjoys a peaceful outlook over the landscaped communal gardens, with two sets of French doors opening onto a balcony. A bathroom/WC sits centrally, while to the front, a further reception room or principal bedroom also benefits from twin French doors and a balcony boasting views towards York Minster.

The second floor offers two double bedrooms, each featuring Juliet balconies, served by a stylish shower room/WC. The top floor completes the accommodation with two additional large L-shaped double bedrooms, both enjoying excellent natural light from dual windows.

The property further benefits from gas central heating, double glazing and an EPC rating of C. Externally, the home is set above street level with a covered entrance and useful storage cupboard. To the rear, the private courtyard garden leads out to beautifully maintained communal spaces. Secure gated underground parking with an allocated space provides valuable convenience in this central setting.

This impressive townhouse combines flexible living with an enviable location – just moments from York's vibrant city centre, historic landmarks, and a wide range of shops, cafés and restaurants.

Leasehold  
Length of lease- 184 years remaining  
Ground rent - £275 per annum  
Service Charge- £2,148 per annum

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