



TOTAL FLOOR AREA : 1403 sq ft (130.3 sq.m.) approx.

- New Roof

- Enclosed Rear Courtyard
- Elevated View Towards The

- Front Bedroom With Balcony

- Original Period Features

- Highly Sought-After South Bank Area

- Arranged Over Three Floors

- Four-Bedroom Victorian Terrace

Albemarle Road
Knavesmire, York
YO23 1HB

£425,000

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A characterful four-bedroom Victorian terrace, arranged over three floors and lovingly held within the same family for over 100 years, enjoying an enviable South Bank location close to the Knavesmire and Bishopthorpe Road.

Situated within this highly sought-after area of York, the property is ideally placed for the Knavesmire, riverside walks and the independent cafés, shops and amenities of Bishopthorpe Road, with local schools and a strong community atmosphere adding to the appeal.

The entrance hall leads to a welcoming front reception room with original tiled fireplace, while the galley kitchen with pantry leads through to a separate dining room overlooking the courtyard. The dining room features a further original fireplace and tiled surround, creating a charming and characterful setting for everyday living.

Arranged over the first and second floors are four generous bedrooms, with two on each level. The upper bedrooms enjoy elevated views across the rooftops towards York Minster, with the front bedroom also benefiting from a small balcony. The rear aspect enjoys views towards the Knavesmire and, during the winter months, York Racecourse. A first-floor wet room provides useful additional practicality.

Outside, the property benefits from a generous enclosed rear courtyard, providing a private outdoor space in this popular city location.

Retaining a wealth of original features including fireplaces, internal doors and glazed door panels, alongside double glazing and a recently replaced and re-flashed roof, the property appears well maintained and structurally sound. The principal opportunity is to introduce cosmetic modernisation whilst retaining its considerable period character.

A rare opportunity to acquire a much-loved family home with over a century of history, in one of York's most desirable residential locations. Early viewing is highly recommended.

