



Dennis Street, York

Offers Over £525,000

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estate agents & chartered surveyors

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Dennis Street,
York YO1 9AA

Est. 1871

Offers Over £525,000

Forming part of an exclusive gated development, this period home combines timeless character with high-quality contemporary finishes, all just moments from York's historic landmarks, independent shops, and renowned restaurants.

It's a rare opportunity when a home pops up in the center of York, completed to this individual quality and offered with no onward chain.

Sympathetically renovated to an exceptional standard in 2017, the property seamlessly blends period charm with high-quality contemporary finishes. Offering beautifully presented, turn-key accommodation throughout, it provides the perfect balance of character, comfort and modern convenience.

The house is approached via the gated courtyard with one private car parking bay to the front of the property and three shared visitor parking bays available for use. A private patio seating area leads up to the front entrance. Inside, a welcoming reception hall showcases striking mosaic tiled flooring, introduced during the comprehensive renovation. To one side is an impressive dining kitchen, while an L-shaped hallway leads through to the rear of the property where there is an inviting living room and useful ground floor W.C. Rich in character, the living room features an original fireplace recess, now housing a wood-burning stove, together with a practical understairs storage cupboard.



Tenure: Freehold
Broadband Coverage: Up to 1800* Mbps download speed
EPC Rating: B - 82
Council Tax: G - City of York
Current Planning Permission: No current valid planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

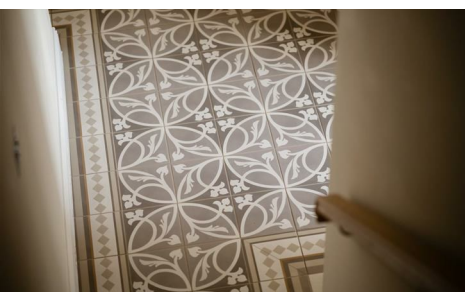
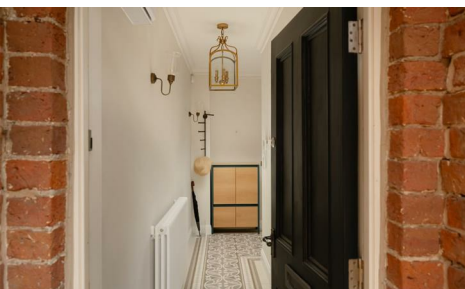
*Download speeds vary by broadband providers so please check with them before purchasing.



The spacious dining kitchen has been thoughtfully designed with an excellent range of quality fitted units, eye-level ovens, a ceramic hob with extractor hood, and ample space for a large dining table, making it ideal for both everyday living and entertaining. French doors fill the room with natural light and open directly onto the secluded patio, enclosed by mature hedging to create a private outdoor retreat.

A centrally positioned staircase rises to the first floor, where there are two generous double bedrooms. The secondary bedroom benefits from a three-piece en-suite, while the third bedroom is served by a stylish separate bathroom. The second floor showcases the principal suite; a further double bedroom, complemented by an additional contemporary en-suite shower room, offering flexible accommodation for guests, family or those working from home.

Enjoying an enviable position close to the historic St Denys Church, the property is within easy walking distance of York city centre, the railway station and an excellent selection of cafés, restaurants and cultural attractions. This home can be accessed both via Piccadilly, utilising vehicular and pedestrian access, or via the pedestrian gate located on Walmgate. Combining a peaceful courtyard setting with one of York's most desirable central locations, this exceptional home is perfectly suited as a permanent residence, city pied-à-terre or lock-up-and-leave property.



Partners:

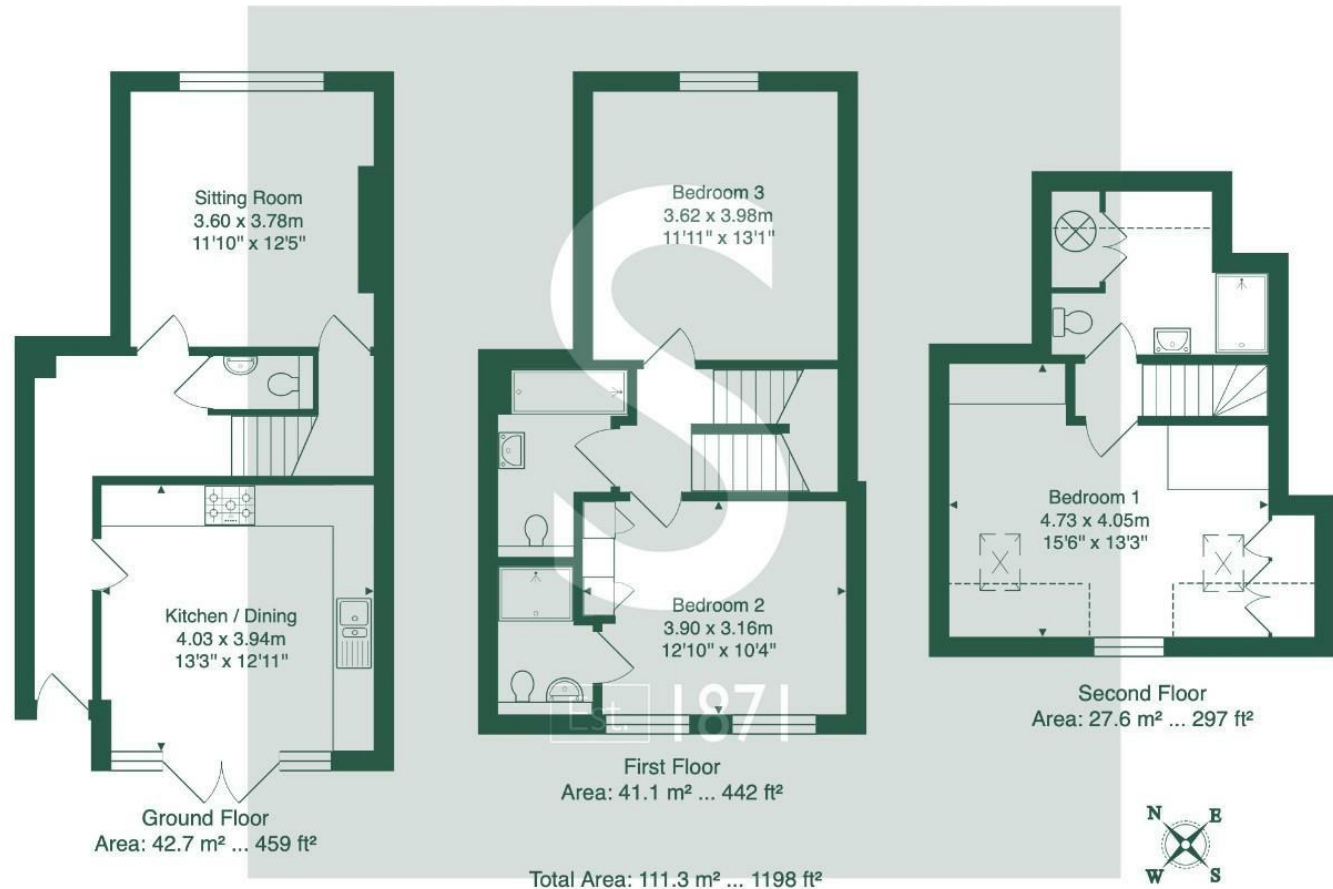
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All measurements are approximate and for display purposes only.
 Actual position of fixtures, windows and doors may not be accurate and should be independently verified.