



40 York Road, Montpelier
Guide Price £795,000

RICHARD
HARDING



40 York Road, Montpelier, Bristol, BS6 5QF

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A beautifully appointed and refined, 3-bedroom, 2 reception room, late Georgian period grade II listed end of terrace townhouse, having semi open-plan kitchen/dining room, secluded south-west facing side garden, south-east facing raised mediterranean style terrace and garaging.

Key Features

- Elegant and civilised accommodation laid out over four floors - three primary bedrooms including a stunning principal bedroom on the top floor - a cosy sitting room, bright study and a kitchen/dining room.
- Set in the vibrant heart of Montpelier close to Picton Street/Cheltenham and Gloucester Road with a wide range of independent shops, cafes, restaurants on the doorstep.
- Good transport links - within a few hundred yards of a rail link to Clifton, Redland and Bristol Temple Meads and a useful bus network on Cheltenham Road.
- The house and gardens benefit from a private and sunny aspect, tracking the sun from sunrise on the terrace, to sunset from the garden. At the rear there is a garage set underneath the terrace.
- A truly delightful townhouse with a special understated charm.





GROUND FLOOR

APPROACH: there are two entrances into the property, either via York Road or at the rear via Upper Cheltenham Place which provides access via a few steps into the kitchen/dining room. Via York Road enter via a charming arched Bath stone doorway with entrance door and arched overlight.

ENTRANCE HALLWAY: stairs descend to the kitchen/dining room, stairs rise to the first floor and the bedroom accommodation. Immediately in front of you are doors into the sitting room and study, door opening into cloakroom cupboard all with moulded regency architraves.

SITTING ROOM: (13'0" into shallow window recess x 11'8" into chimney recess) (3.95m x 3.55m) a charming sitting room with a large multi-paned sash window to the rear elevation complete with working shutters and detailed architrave surround. Handsome Georgian style cast iron fireplace with ornately carved Bullseye style mantle piece and Carrara marble hearth. Arched recessed to either side of the chimney breast with double opening cupboard and book shelving. Exposed wooden floorboards, ornate moulded cornicing, moulded skirtings, dado rail, radiator. Door to cloakroom cupboard.

STUDY: (10'5" into window recess x 8'3" into chimney recess) (3.17m x 2.51m) a bright dual aspect study with multi-paned sash window to the rear elevation and side elevation with lovely south-westerly views over the private garden and down towards Picton Street and beyond, just on the horizon is St Matthews Church. Painted exposed wooden floorboards, recessed fireplace with ornately carved Bullseye style mantle piece and tiled hearth, radiator, fitted desk with drawers and shelving below, additional fitted book shelving, two ceiling light points, arched recess to one side of the chimney breast with fitted book shelving.

CLOAKROOM CUPBOARD: a very useful space with lots of useful shelving, wall mounted Worcester Bosch gas fired combination boiler, electricity consumer unit, gas meter, illuminate strip light.

LOWER GROUND FLOOR

Staircase descends to the lower ground floor past book shelving and an internal casement window through to the kitchen area, ceiling light point. Door to cloakroom/wc. Part glazed wood panelled door with moulded architraves, opening to:-

KITCHEN/DINING ROOM: (20'7" x 11'10") (6.27m x 3.60m) but measured and described separately as follows:-

Dining Area: (12'5" x 11'10" max into chimney recess) (3.78m x 3.61m) recessed spotlights, multi-paned sash window to the rear elevation complete with working shutters and overlooking the rear terrace, exposed wooden flooring, lovely open fireplace with wood burning stove, wooden surround and mantel, granite hearth, doorway opening into a very useful pantry, radiator, fitted shelves to the left hand side of the chimney breast with base level double opening cabinet.

Kitchen Area: (8'9" x 8'4") (2.67m x 2.54m) kitchen with base units incorporating a solid wood working surface and upstand. Open shelving, charming window to the rear elevation and arched window to the side elevation with a lovely view over to the secluded side garden, partially glazed stable door to the rear elevation, original tiled floor, space for large range cooker set within recess, ceramic sink unit with mixer tap, Integrated dishwasher, fridge.

CLOAKROOM/WC: a high level flush wc, wall mounted ceramic traditional sink with hot and cold water taps, stone flagged flooring, radiator, ceiling light point, understair space, window to the side elevation.

FIRST FLOOR

LANDING: charming wooden and painted staircase passing large multi-paned arched sash window to the front elevation. Stairs rising to the top floor, opening through to bedroom 2, bedroom 3 and bathroom. Radiator, ceiling light point, very handy utility cupboard with space and plumbing for washing machine and further space for tumble dryer on stacker system.

BEDROOM 2: (11'2" into chimney breast x 10'8" into window recess) (3.40m x 3.25m) large multi-paned sash window to the rear elevation having rooftop views and contemporary low level radiator below and window seat, recessed fireplace, fitted book shelving, inset ceiling downlights.

BEDROOM 3: (10'8" into window recess x 8'4") (3.25m x 2.54m) a lovely bright dual aspect bedroom with multi-paned sash windows to the rear and side elevations with lovely vistas surrounding Montpelier over the rooftops and both with working shutters, large fitted wardrobe, contemporary low level radiator with wooden window seat, ceiling light point.





BATHROOM/WC: (7'11" x 6'4") (2.41m x 1.93m) white suite comprising panelled bath with built in mixer tap and hand held shower attachment plus fully tiled surround. Low level flush wc. Wash hand basin with hot and cold water taps and shelf below. Sash window to the front elevation, radiator, fitted towel rail, mirrored double opening cupboard with integral lighting, ceiling light point, recessed cupboard.

SECOND FLOOR

PART GALLERIED LANDING: painted exposed wooden staircase with ceiling light point. Multi-paned door with internal panels and fitted book shelving, opening to:-

BEDROOM 1: (20'2" into chimney recess x 16'7" into sloping ceiling height) (6.14m x 5.05m) range of three double glazed skylights, exposed and painted timber trusses, exposed stone wall, two radiators, exposed wooden flooring, sink unit, partially tiled walls. Charming cast iron fireplace with wooden surround and mantel.

OUTSIDE

REAR GARDEN: multi-paned stable door leads out onto a charming raised terrace (20ft x 13ft) (6.10m x 3.96m) with flagstone paved floor and mature grapevine over the door, stone steps lead down to the entrance onto Upper Cheltenham Place passing a very handy bike store and on the left hand side doorway opening into the garage. The garden continues around to the side (south-west aspect and measuring approx. 60ft x 20ft max) (18.29m x 6.10m) to one of the most secluded city gardens you will have the chance to see with a raised aspect and incredible privacy, sunshine and lots of sky, lawned area, shaped borders containing a variety of shrubs, plants and herbs, opening through to the final section of sunny private garden which tapers off to a point with stone chipped sitting out area beneath pergola with climbing rose. Further pergola feature more wild roses exhibiting pink, yellow, red and white lowers during the summer months. Useful double vehicular gates to York Road.

GARAGE/CELLAR: (approx. 13ft x 12ft) (3.96m x 3.66m) underneath the terrace. **In need of repair.** Opening out onto Upper Cheltenham Place

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

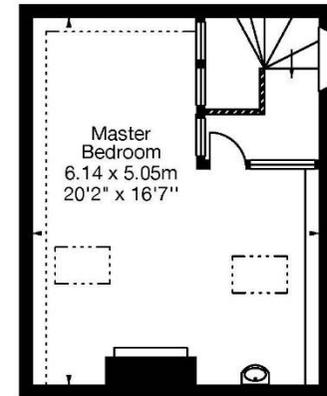




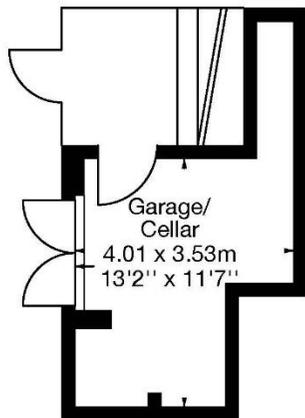
York Road,
 Montpelier,
 Bristol BS6 5QF
 Approx. Gross Internal Area
 1289 Sq Ft - 119 Sq M



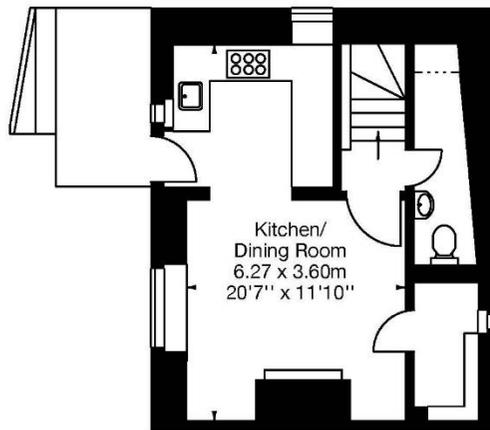
Cellar
 Approx. Gross Internal Area
 150 Sq Ft - 13 Sq M



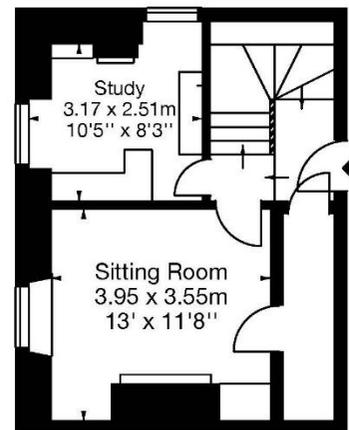
Second Floor



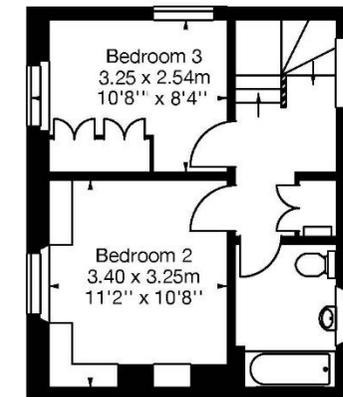
Cellar



Lower Ground Floor



Ground Floor



First Floor

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