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196 Mount Vale

, York, YO24 1DL

A rare opportunity to transform this substantial Grade II Listed former care home on prestigious Mount Vale, opposite York Racecourse, into an outstanding family residence. Offering over 5,000 sq ft across four floors with 15 bedrooms, original features, spiral staircase, courtyard garden and additional outbuilding with conversion potential. No onward chain.

Asking Price £1,200,000

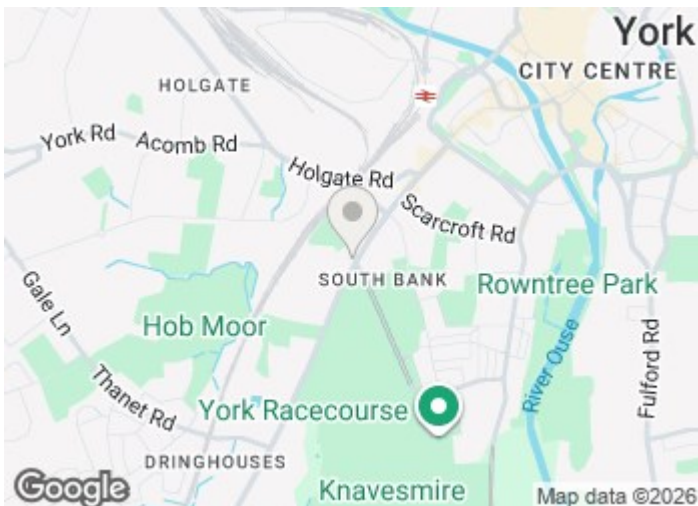
196 Mount Vale

, York, YO24 1DL



- Exceptional Grade II Listed period residence opposite York Racecourse
- Development opportunity for apartments
- Wealth of original character features and period detailing
- AI concept imagery included to showcase possibilities
- Prime Mount Vale address close to Tadcaster Road and York city centre
- Currently offering 15 bedrooms with multiple en-suite facilities
- Large rear courtyard garden with gated access
- Over 5,000 sq ft of accommodation arranged over four floors
- Stunning spiral staircase running throughout the property
- Brick-built cottages with potential for garage, gym or office conversion

Offer Procedure



Directions



Floor Plan

Christmas Lodge



APPROXIMATE GROSS INTERNAL AREA = 421.2 sq m / 4534 sq ft
COTTAGE = 44.1 sq m / 474 sq ft
TOTAL = 465.3 sq m / 5008 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	