

St. Leonards Mews, York

£550,000

Stephensons
estate agents & chartered surveyors

St. Leonards Mews, York YO1 7HN

Est. 1871

£550,000

Occupying a discreet and highly desirable position within York's historic cultural quarter, this exceptional mews house is offered with no onward chain. With over 1,300 sq ft of striking contemporary accommodation, combining impressive proportions, dramatic natural light and rare practical advantages, all within moments of York Minster and the very heart of the city.

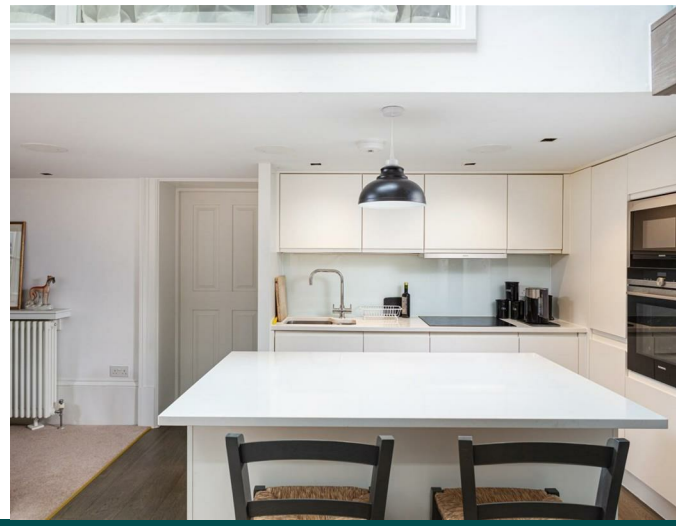
The property is centred around an outstanding open-plan kitchen, dining and living space extending to more than 33 feet in length, creating a superb environment for both entertaining and everyday living. Large windows and the striking double-height living space above enhance the exceptional sense of light and openness throughout, while the stylish kitchen is complemented by a separate utility room and ground floor WC. The overall design creates an atmosphere rarely found within city-centre homes, with the extensive glazing and open architectural layout giving the property an airy and sophisticated feel throughout the day.

To the first floor are two particularly generous double bedrooms, including a superb principal suite with en-suite shower room. Bedroom two benefits from direct access onto a private balcony enjoying views towards the historic city walls, while the dramatic galleried landing overlooking the living space below further enhances the home's architectural appeal and sense of volume.

A particularly valuable feature of the property is the private garage, an increasingly rare luxury within central York,







Tenure: Leasehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: C - 79
Council Tax: F - 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.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.











providing secure parking, excellent storage and an integrated electric vehicle charging point. In such a tightly held and historic location, garaging of this nature represents a significant practical and lifestyle advantage.

St Leonards Mews is situated within one of York's most prestigious central settings, neighbouring York Theatre Royal, York Art Gallery and the Museum Gardens, while lying just a short walk from York Minster, the city centre and an extensive range of independent shops, cafés and amenities. York Railway Station is also within comfortable walking distance, offering regular direct services to London, Leeds, Edinburgh and Manchester.

Offered for sale with no onward chain, this is a rare opportunity to acquire a unique and highly individual city residence within one of York's most exclusive and culturally significant locations.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 882 SQ FT / 81.95 SQ M

First Floor - (Excluding Void)
GROSS INTERNAL FLOOR AREA
APPROX. 437 SQ FT / 40.59 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1319 SQ FT / 122.54 SQ M - (Excluding Garage & Void)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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