



**Biba House, St. Saviours Place, York**

£350,000

**Stephensons**  
estate agents & chartered surveyors

# S

St. Saviours Place,  
York YO1 7PJ

Est. 1871

£350,000

A beautifully appointed apartment set within a highly regarded city centre development, just moments from the Shambles. Offering stylish, contemporary living with the added benefit of secure allocated parking, the property is available with no onward chain - making it an ideal choice for both homeowners and investors alike.

Accessed via a well-maintained communal entrance with both lift and staircase, this superb first-floor apartment offers a refined and contemporary living environment, further enhanced by the convenience of an on-site concierge service.

Upon entering, a welcoming hallway provides access to all accommodation, setting the tone for the quality found throughout. The standout feature of the home is the impressive open-plan kitchen, dining and living space; a beautifully proportioned room flooded with natural light from an expansive wall of floor-to-ceiling glazing. This creates a bright and airy feel, while also framing attractive views and giving the space a real sense of openness.

The kitchen itself is finished to a high specification, with sleek cabinetry, generous worktop space and a stylish breakfast bar. A full range of integrated appliances includes a double oven, electric hob, microwave, dishwasher, fridge-freezer, wine fridge and instant hot water tap, all contributing to a clean, modern aesthetic and a highly functional layout.

There is ample space for both relaxed seating and a defined



Tenure: Leasehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: B - 83  
Council Tax: F - City of York  
Current Planning Permission: No current planning permissions.

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dining area, making this an ideal setting for everyday living as well as entertaining. A separate utility cupboard neatly houses the washer-dryer along with heating and air conditioning controls, while a built-in sound system adds an extra layer of comfort and convenience.

The apartment offers two generous double bedrooms, both benefiting from extensive fitted wardrobes. Each is served by its own stylish bathroom, one en-suite and the other a separate shower room, both finished with contemporary tiling and high-quality fixtures.

Externally, the property benefits from a secure allocated parking space to the rear, along with a useful private storage unit located in the basement.

Finished to an exceptional standard throughout, this is a standout city-centre apartment, offering a rare combination of space, light and high-end specification.

Positioned on St Saviour's Place, just off Stonebow, the location places you moments from York's historic core, with the Shambles, York Minster and an excellent range of shops, cafes and restaurants all within easy walking distance—perfect for those seeking a vibrant city lifestyle.



## Partners:

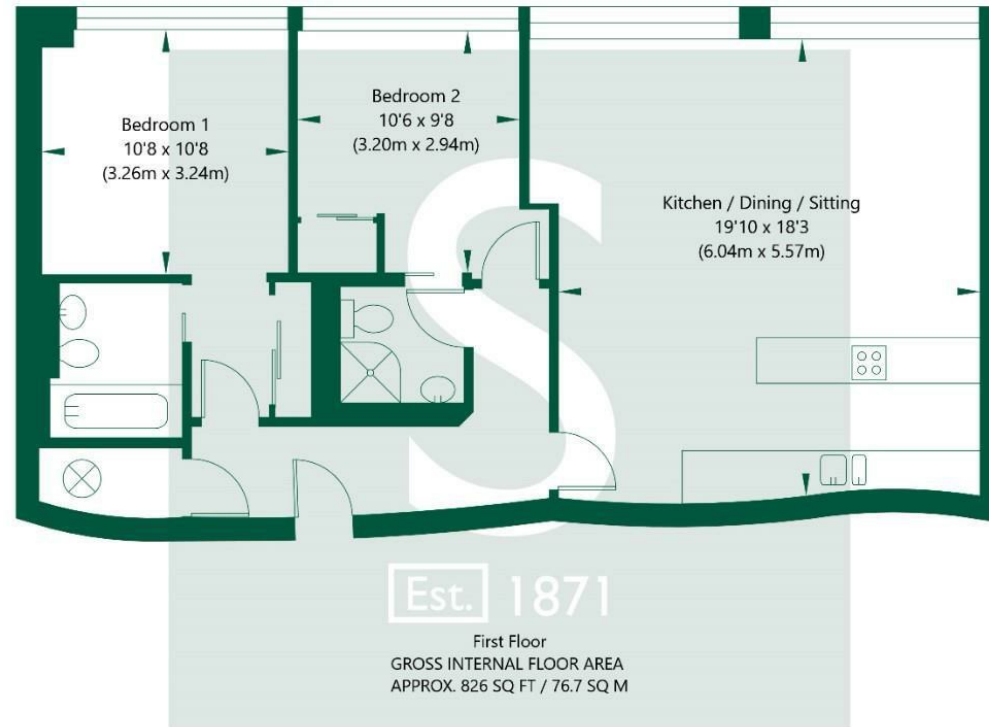
J F Stephenson MA (Cantab) FRICS FAAV  
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## Biba House, York, YO1 7PJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 826 SQ FT / 76.7 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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