



9, Marlborough Grove, York, YO10 4AY

Offers over £800,000



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 **PRIME**
RESIDENTIAL



9 Marlborough Grove

This beautiful period home is turn-key ready and features classic elegant proportions providing significant space and style.

Outstanding five-bedroom home, beautifully refurbished and thoughtfully extended to a high standard, ideally located within easy walking distance of the city centre and railway station.

Accommodation comprises:-

Entrance hall, sitting room, kitchen/family room, utility and cloakroom, dining room, Primary bedroom with en suite shower room, 3 further double bedrooms, 2 additional bathrooms, bedroom 5/office

Forecourt garden and hard landscaped courtyard garden to rear with 2 secure outbuildings.

DESCRIPTION

Marlborough Grove is one of York's best addresses, sitting high above the river, enjoying convenient access to the city centre and delightful walks. This truly exceptional home has been fully refurbished and extended to the highest standard, combining the best of the period with all modern comforts, giving a 'brand-new' feel. Featuring underfloor heating to the rear of the ground floor and extension, the property has undergone a comprehensive programme of works with meticulous attention to detail, including a new plumbing and heating system with large pressurised tank, new electrics, and quality double glazing.

The property has been expertly extended and opened up to the ground floor, with a bespoke solid wood in-frame Shaker-style kitchen and brand new appliances at its heart. This stunning space features an impressive central island ideal for informal entertaining and a large roof lantern flooding the area with natural light. The kitchen opens directly to the landscaped courtyard garden via double doors and to the dining area which could also be used as a family room. Practical as well as beautiful, there is a well appointed utility with cloakroom. The impressive sitting room provides a grown up space with elegant bay window, quality finishes, a period fireplace, and original retained features.

The versatile accommodation is move in ready and enjoys stunning brand new finishes expertly selected by Design House and features Casamance & Zoffany wallcoverings and high quality flooring. There are 5 generous bedrooms over 3 floors with 3 luxurious bathrooms (one en suite)

The location is hard to beat, just a short riverside stroll into York city centre, or across the Millennium Bridge to the much admired 'Bishy Road', and glorious green spaces of Rowntree Park, with the station nearby for travel further afield. There is an excellent selection of local amenities and highly regarded schools.

Agent's Note: This property is registered with Possessory Title

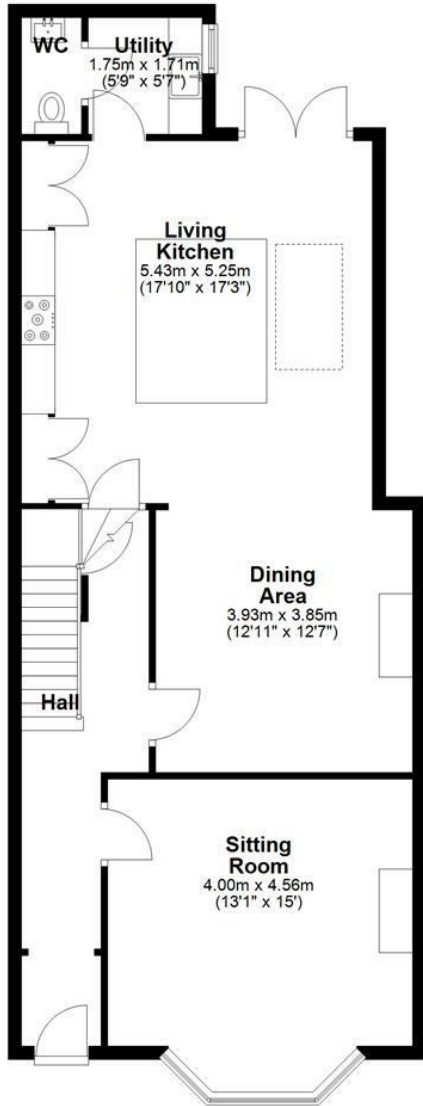
- **Significantly extended and beautifully refurbished period home**
- **Stunning kitchen family room with glazed lantern and doors to courtyard garden**
- **Generous and practical utility with cloakroom**
- **Impressive drawing room with feature fireplace and large bay window**
- **Elegant primary bedroom with luxury ensuite**
- **4 further double bedrooms and 2 further stylish bathrooms**
- **Brand new heating and plumbing system with underfloor heating to ground floor and 2 main bathrooms**
- **Brand new electrics throughout with wired smoke and carbon dioxide monitors**
- **Interior decor by Design House at Fulford**
- **Stunning location enjoying a short riverside walk to the city centre**

Freehold



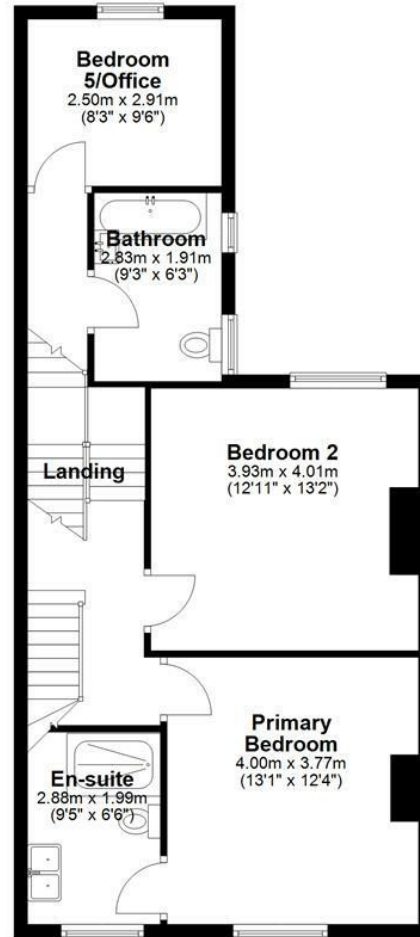
Ground Floor

Approx. 81.5 sq. metres (877.8 sq. feet)



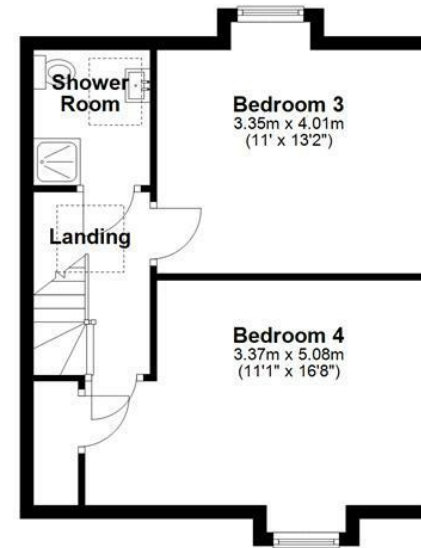
First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 185.5 sq. metres (1997.0 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.
Prepared by Andrew N Wilson Photography

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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	

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