



Surtees Street, off Burton Stone Lane, York

£250,000

Stephensons
land & new homes

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Surtees Street,
York
YO30 6DT

Est. 1871

£250,000

A beautifully designed, eco-friendly new build detached one-bedroom home, quietly tucked away on Surtees Street in the heart of York. Offering stylish open-plan living, a private walled courtyard and useful external stores, this contemporary pied-à-terre combines sustainability with convenience.

Tucked discreetly off Surtees Street, just moments from the renowned York Hospital and within easy reach of the city's railway station, this beautifully conceived, eco-friendly detached residence presents a rare opportunity to acquire a refined pied-à-terre in one of York's most convenient settings.

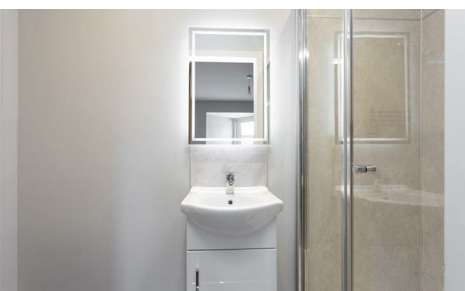
Designed with both sustainability and style in mind, the property offers thoughtfully arranged accommodation extending to approximately 631 sq ft, combining modern efficiency and stylish open plan living. Upon entering, the ground floor opens into a hallway before leading into an spacious open-plan kitchen, dining and living space of impressive proportions. This light-filled room forms the heart of the home, perfectly suited to both relaxed day-to-day living and entertaining. The contemporary high gloss kitchen is seamlessly integrated with appliances, with ample space for dining and comfortable seating, with French doors leading on to the wall courtyard.

Practical elements have been carefully considered, including a cloakroom with utility space and access to the private courtyard from the living space. The enclosed walled



Tenure: Freehold
Services/Utilities: Mains, Electricity,
Water and Sewerage are understood to
be connected. Air Source Heat Pump
Broadband Coverage: Up to 1800*
Mbps download speed
EPC Rating: 88 - B
Council Tax: TBC - City of York
Current Planning Permission: No
current planning permissions
New Build - Builders Warranty

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



courtyard provides a low-maintenance outdoor retreat, ideal
for al fresco dining or quiet reflection, while two useful external
stores, including a dedicated bike store, offer excellent
additional storage.

The first floor is dedicated to a well-proportioned double
bedroom along with modern en suite shower and cylinder
cupboard.

This unique home offers the perfect blend of city convenience
and private retreat, an exceptional opportunity for those
seeking a distinctive and sustainable residence within York's
historic setting.

On street parking is available outside.

Imagery Disclaimer: Please note that some photographs may
have been digitally enhanced using CGI and AI-generated
furniture to assist with visualisation. These images are for
marketing purposes only and may not reflect the property's
exact appearance, contents, or condition at the time of
viewing. They are intended to provide a general representation
of the property and should not be relied upon as an exact
depiction.

Partners:

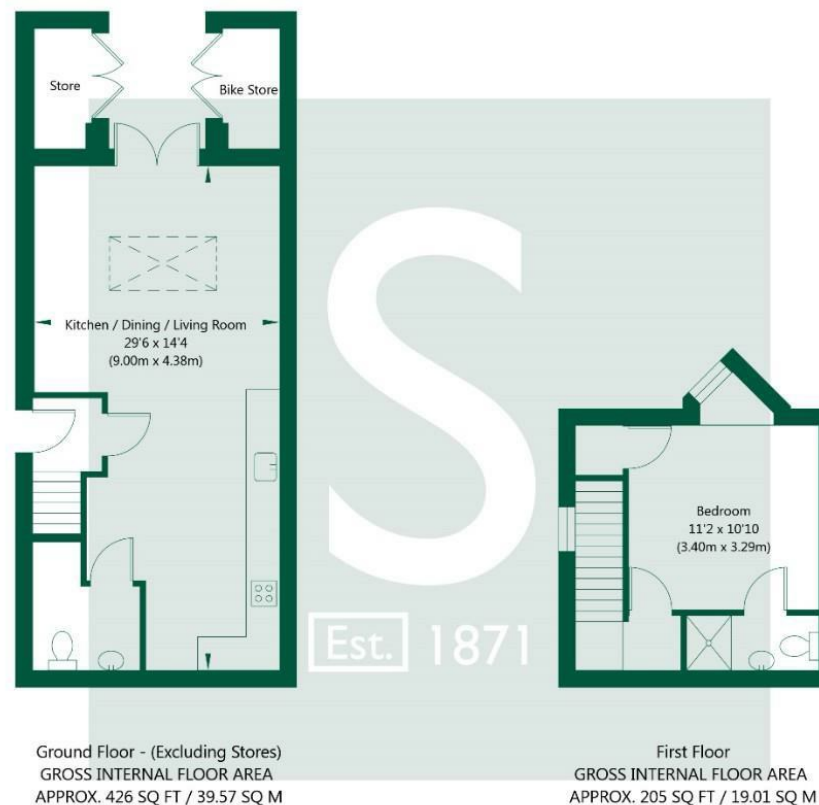
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Surtees Street , Off Burton Stone Lane, York, YO30 6DT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 631 SQ FT / 58.58 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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