3 ST JOHN STREET

Lord Mayor's Walk, York



3 ST JOHN STREET

Stunning detached Victorian townhouse situated just outside the city walls, with parking and courtyard garden

Railway Station ¾ mile • York ring road 3 miles • A1(M) 16 miles Coast 40 miles

Staircase hall • kitchen/dining/living room • sitting room

4 bedrooms • 2 bathrooms

Walled courtyard garden

Outbuilding/utility room • parking space

For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

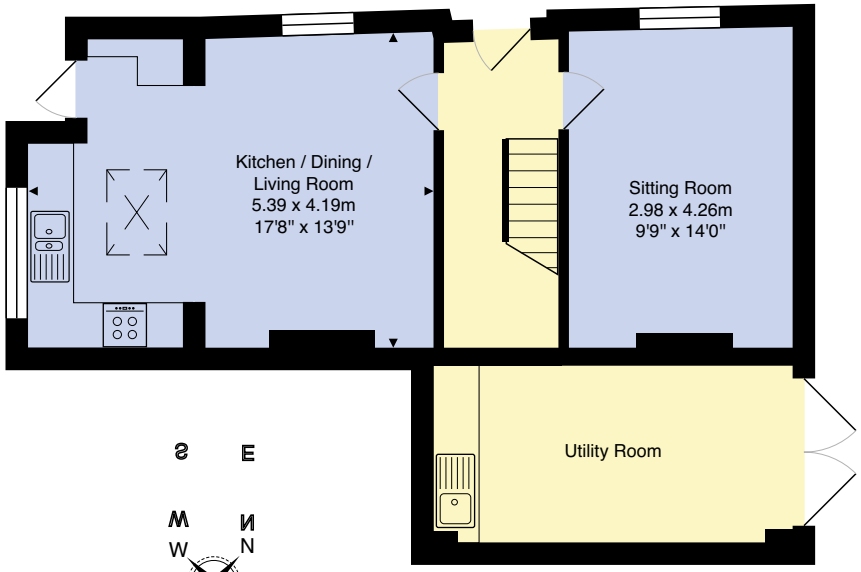
YO31 7QR

Approximate Gross Internal Floor Area

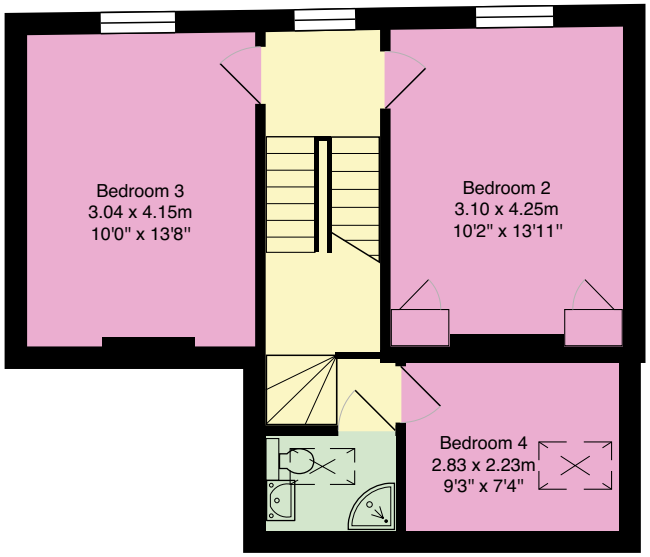
119.2 SQ M / 1283 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

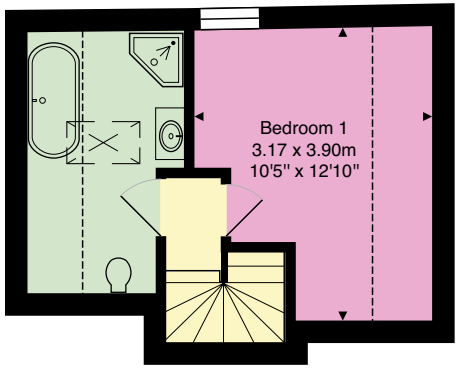
Ground Floor
Area: 53.7 m² ... 578 ft²

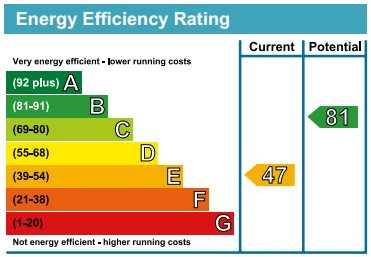


First Floor
Area: 44.9 m² ... 483 ft²



Second Floor
Area: 20.7 m² ... 223 ft²





City Country Coast

This distinguished mid-19th-century townhouse stands immediately beyond York's city walls, in a quiet street adjoining the historic centre. The Minster is visible from the property and its bells carry across the surrounding rooftops.

The house has undergone a comprehensive renovation since 2021, carefully combining new services, windows, roof and fittings with the architectural character of the original building. The result is a light-filled and highly considered house in which contemporary materials sit naturally alongside mid-19th-century features.

The property has recently been operated as a holiday let under the name The Doll's House. Established goodwill and the trade fixtures and fittings are available by separate negotiation, with trading accounts and further business information available through Blenkin & Co.

- Detached townhouse with parking
- 1283 sq ft arranged over 3 floors
- Extensive, recently completed renovation of high quality
- Views of York Minster
- Southwest-facing courtyard garden
- Parking space with EV charger and secure outbuilding
- No onward chain



Tenure: Freehold

EPC Rating: E

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: City of York www.york.gov.uk City of York Central Historic Core Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.









3 St John Street has a particularly handsome façade, its symmetry and proportions defined by mellow handmade brickwork, a central arched stone entrance with panelled door and fanlight, and white-painted bargeboards beneath the steeply pitched roof.

Since 2021, the property has been comprehensively renovated. Works include a new roof, repointing, new double-glazed Accoya sash windows and rear door opening onto the courtyard, together with two skylights. The kitchen and bathrooms have been newly designed and fitted, while the electrical and plumbing systems have been renewed, along with a new gas boiler, and a damp-proof course installed.

The original character of the house remains evident throughout. Panelled doors with brass furniture are set within their original architraves, while fireplaces, cornicing, dado rails and skirting have been retained, together with mellow floorboards. The original staircase rises through the house with its movement echoed by the dado rail. Louvre shutters and column radiators have been introduced in keeping with the period architecture.

The kitchen/dining/living room is a generous double-aspect space, with southwest-facing windows overlooking the courtyard. The original kitchen range remains in situ within its stone surround, while a glazed door opens directly onto the garden and gives a view towards the city walls. A geometric tiled floor defines the kitchen area, which has been fitted with Corian worktops, integrated Neff appliances, including an induction hob, and a Quooker boiling water tap along with a Franke one-and-a-half-bowl sink.



The sitting room presents a strong sense of period, with a cast-iron fireplace incorporating a floral frieze and tiled panels. A modern electric fire has been installed within the original surround.

The staircase rises to a split-level landing, illuminated by a tall window. There are three double bedrooms on this floor, each with high ceilings, with built-in wardrobes to one. The shower room is positioned off the landing and is naturally lit by a skylight.

On the second floor, the staircase arrives at a further landing. One side leads to the fourth bedroom, which extends into the roof space and has sufficient room for a dressing or study area. An arched sash window, fitted with bespoke louvre shutters, provides a distinctive focal point. Opposite is the house bathroom, fitted with a bath and shower, wash basin set on a marble-topped vanity unit, heated towel rail and wc. Natural light enters through the roof.

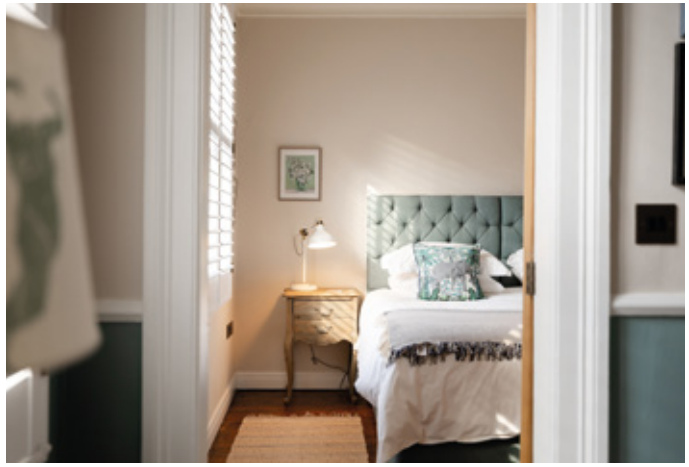
Outside

The walled courtyard garden lies to the southwest of the house and is paved with traditional flagstones. Its orientation brings good afternoon and evening sunshine and provides a private setting immediately beyond the kitchen. Brick planters flank the courtyard and are planted with evergreen shrubs, including yew and Walberton's Silver Damask. There is an outside tap.









At the northeast boundary, a gravel drive leads to a private parking space for one car, alongside an EV charging point and recycling station. The integral outbuilding has been fitted as a utility and laundry room, with Neff integrated appliances and a sink.

Environs

St John Street occupies an unusual position immediately outside York's city walls, with the property situated approximately 25 metres from the walls and the street running perpendicular to them. The historic city centre, with its shops, restaurants, galleries and cultural attractions, is within a few minutes' walk. The railway station is less than a mile away and can be reached comfortably on foot.

Directions

From Lord Mayor's Walk heading northwest, turn right on to St John Street, marked as a 20mph zone, and No. 3 is the second house on the right hand side.

What3words: ///items.after.latter

Viewing

Strictly by appointment.







Blenkin & Co
ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024

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