



Flat 4, 11 Portland Street,
York, North Yorkshire YO31 7EH

Guide Price £325,000

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Bishops Personal Agents are delighted to present this remarkable top-floor duplex apartment, located in a converted Victorian house, positioned in one of York's most desirable locations. Centrally situated on Portland Street, this property is nestled in a peaceful cul-de-sac off Gillygate, just outside the historic city walls. It offers convenient proximity to York Hospital, St John University, and reputable schools such as St Peters. The area also provides scenic river walks into York, plus the Museum Gardens nearby, and a variety of local amenities within this central residential district. Spread over three floors, this unique apartment, has been thoughtfully updated by its current owners, ensuring widespread appeal among various buyers, ranging from first-time purchasers to professional couples who either work in York or commute, as well as investors targeting buy-to-let opportunities, including holiday lettings. The accommodation briefly comprises; Communal entrance hall with a staircase leading to all the floors. Entrance door to the apartments ground floor, with a staircase leading up the first-floor landing, from where doors lead us into the reception rooms. Directly ahead we enter the living room, the focal points are the two-sash window, bathing the space with natural light and a feature fireplace. Then to the right, we find the dining room with a central island and table, seamlessly connected to a modern fitted kitchen, equipped with a range of modern grey units and a variety of integral appliances, this versatile space is perfect for those who like entertaining and dinner parties. This floor also features a contemporary bathroom to complete this floor. Ascending to the second-floor landing, you will find two well-proportioned double bedrooms, with the principal bedroom including an exclusive en-suite shower room, plus a dressing room, which could be used as a home office. Externally, the property offers unallocated parking spaces at the front, requiring a resident's parking permit, and a communal garden at the rear, ideal for year-round outdoor entertaining, with gated access to a service lane. In summary, this duplex apartment, just off the City centre provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre and station. Sold with no onward chain! An internal viewing is strongly recommended, not to miss out.

Portland Street is situated within one of York most sought after residential areas, just off Gillgate and less than 1/4 of a mile from the city centre. The area is served by a frequent bus service and a wide range of local amenities and easy foot access to York railway station. The city of York with its wealth of historic monuments is also a hive of activity with an abundance of shopping facilities, restaurants, theatres, galleries and a renowned racecourse. York mainline railway station offers regular direct services to major cities, including Manchester, Edinburgh and London, with some journeys to Kings Cross taking less than 2 hours.



Entrance Hall

Entrance hall, dado rail with stairs leading up to the first floor landing and radiator*.

First Floor Landing

17' 9" x 7' 0" (5.41m x 2.13m)

Stairs leading up to the second floor, under stairs storage and ceiling coving. Doors leading to...

Living Room

17' 8" x 14' 11" (5.38m x 4.54m)

Double glazed sash windows to the front aspect, feature marble fireplace with inset gas fire*, ceiling coving, tv point*, internet point* and radiators*.

Dining Room

14' 1" x 10' 7" (4.29m x 3.22m)

Double glazed sash windows to the rear aspect, central island and table, ceiling coving and radiator*. Opening to...

Kitchen

8' 1" x 6' 8" (2.46m x 2.03m)

Modern fitted kitchen with a modern range of grey wall and base units with drawers under matching work surfaces, inset sink with mixer tap. Integral appliances include an electric oven*, electric hob* with extractor hood* and a fridge*. Plumbing for a washing machine*, cupboard with wall mounted boiler*, double glazed sash windows to the rear aspect and downlighting.

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Suite in white comprising: Bath with mains shower over and mixer tap, wash hand basin with mixer tap set in a vanity unit, low level wc, down lighting and heated rail*.

Second Floor Landing

Doors leading to...

Bedroom 1

13' 9" x 9' 5" (4.19m x 2.87m)

Sky light to rear aspect and radiator*. Door leading to...

En-suite

9' 5" x 2' 7" (2.87m x 0.79m)

Suite in white comprising; Shower cubicle with mains shower over*, wash hand basin with mixer taps, low level wc and heated rail*.

Bedroom 2

16' 5" x 10' 0" (5.00m x 3.05m)

Sky light to rear aspect and radiator*.

Dressing Room

12' 0" x 7' 3" (3.65m x 2.21m)

Sky light to front aspect and radiator*.



Outside

To the front of the property is a forecourt with a boundary wall and gate. To the rear of the property is a communal walled courtyard garden, just right for outside entertaining and gated access onto the rear service road.

Tenure

We have been informed by the vendor that the property is leasehold with a 999-year lease which commenced in 1984, with 957 years left. Current service charge £55 per month. £660 per year and the ground rent £0 per annum, which includes building insurance and maintenance of communal areas. plus, window cleaning and gardening. Reviewed Annually. The council tax is band C. This apartment can be let and holiday lets are permitted by the management company. Pets are allowed at the discretion of the management company. The freehold of the building is owned by the four apartments via 'No 11 Portland Street Management Co York Ltd. Details which should be checked at the time of purchase by a solicitor.

Agents Note

Epc rating C, Council tax band C.

Broadband supplier: Virgin Media.

Broadband speed: Full Fibre with EE on street.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

Flat 4
11 Portland Street
YORK
YO31 7EH

Energy rating

C

Valid until:

26 November 2033

Certificate number:

9360-2733-9390-2627-3221

Property type

Top-floor flat

Total floor area

107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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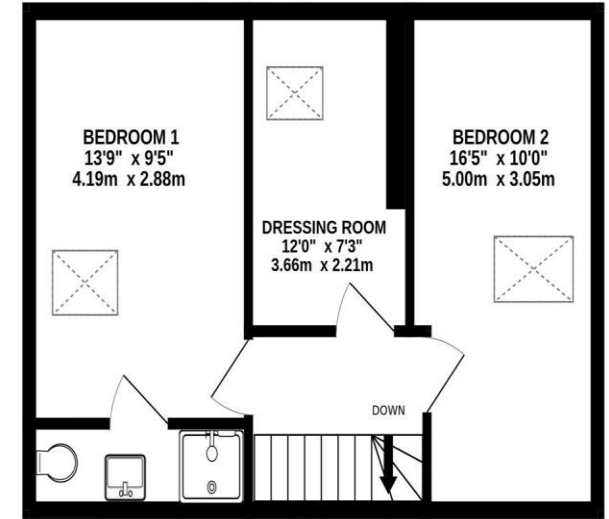
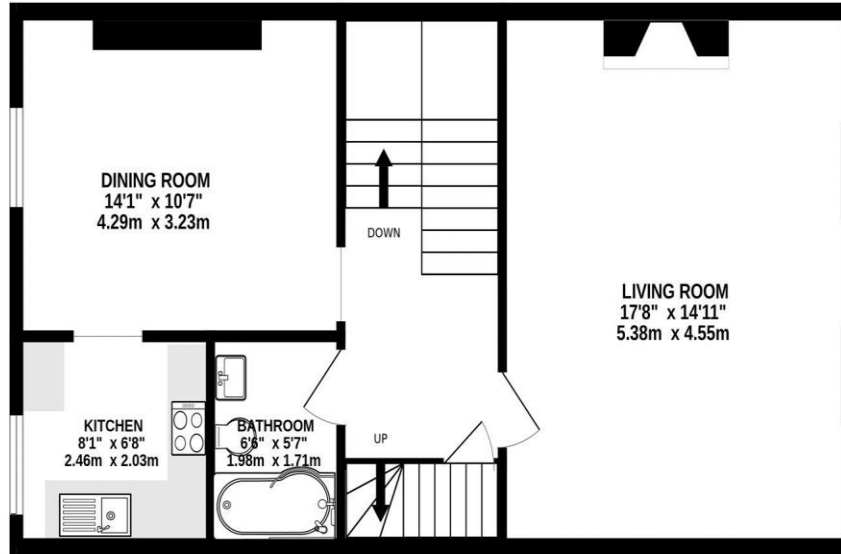
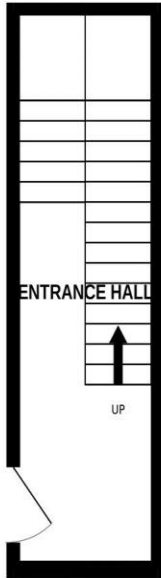
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GROUND FLOOR
115 sq.ft. (10.7 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.

2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.