



123 The Mount,
York, North Yorkshire YO24 1DU

Guide Price £899,950


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Style, charm, quality and outstanding are just a few words that come to mind when viewing 123 The Mount, the east wing of Ambassador Court, a landmark Grade II listed building along the royal entrance to York. This fabulous three-bedroom home - offered for sale exclusively through Bishops Personal Agents - is set well back from the roadside and presents an impressive frontage with its handsome Georgian features and excellent living accommodation across more than 2100sq ft. The property, sympathetically converted from a hotel in 2004, offers charming and quality features throughout and will appeal to a multitude of purchasers, including professional couples and commuters looking to take advantage of the short stroll to York Railway Station, racegoers, families with children at some of the nearby renowned state and private schools and those looking to retire in their forever home. Rare for such a central location, the property boasts the most fabulous and private landscaped gardens, including a paved terrace area with vine-covered pergola. The gardens have been meticulously maintained with well stocked perennials, flowering plants and trees, a haven for wildlife. In addition, there are intimate spaces and sun terraces perfect for relaxing on summer evenings and outside entertaining. To further compliment the gardens, there are vegetable patches and a greenhouse, plus a potting shed with electricity supply and ample space to erect a garden room or studio. Once inside the entrance hallway, you know you are entering a special home. From the tiled hallway, we find a section of storage cupboards and a handy downstairs cloakroom. Passing the stairwell with an under stairs utility room, to the right there is an elegant bay-fronted sitting room, currently used as a dining room. This flexible space is perfect for those who like entertaining and hosting dinner parties. Then to the left we enter the kitchen breakfast area, featuring a fabulous Tom Howley kitchen boasting a curved central island and a full range of built-in appliances, bathed in natural light from the bay windows overlooking the gardens. A rear lobby to the gardens and pantry completes the ground floor. The impressive staircase leads up to the first-floor landing, with doors leading into both the elegant living room, with its feature fireplace and window seat, and a bedroom, currently used as a study and occasional guest bedroom with en-suite. To the second floor, with a magnificent side-arched window, doors lead to two further bedrooms, both with en-suite, and the principal, with a selection of built-in wardrobes and cupboards. Outside, the property has two allocated parking spaces, one directly in front of the building and a second that can be found to the rear, passing the delightful communal gardens through secure electric gates. There are additional parking spaces for visitors. In conclusion, this superb property offers a high standard of living in one of York's most sought-after locations. Perfectly situated for York racecourse and Knavesmire, the award-winning and popular "Bishy Road" shops and cafe bars lie just a short stroll away and there is easy access to York city centre and station. An early viewing is a must.

Ambassador Court is located on the sought-after south side of York with access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The Mount is just a short distance from the green open spaces of the Knavesmire racecourse and is conveniently positioned for Tesco superstore and Askham Bar Park and Ride. It is also within easy reach of the A64 bypass, which gives access to major cities such as Leeds, Manchester and Newcastle. The historic city of York - famous for its magnificent Minster - is a short stroll away with its perfect blend of culture and shopping/leisure facilities. The railway station is equally close by, offering regular services to London's King's Cross in just 1 hr 53 mins.



Entrance Hall

Front entrance door to hallway, stone tiled floor, selection of storage cupboards, ceiling cornice, under stairs utility and radiators*. Stairs to first floor. Doors leading to...

Sitting Room

16' 5" x 14' 6" (5.00m x 4.42m)

Sash bay windows to the front aspect, window seat, ceiling coving and radiators*. Doors leading to...

Kitchen/Breakfast Room

19' 10" x 16' 1" (6.04m x 4.90m)

Fabulous contemporary bespoke Tom Howley kitchen with an attractive range of base and wall mounted units with matching quartz preparation surfaces over, central island, inset ceramic sink with Quooker tap, integral appliances include Neff electric oven*, warming drawers*, microwave*, dishwasher*, induction hob*, extractor *, wine cooler* and fridge/freezer*. Sash bay windows to the rear aspect over looking the garden, ceiling coving, down lighting and radiator*. Door leading to...



Rear Lobby

Rear entrance door to the lobby and access to a pantry. Door leading to...

Cloakroom

Modern white two-piece suite comprising: Low level wc, wash hand basin with mixer tap, down lighting and radiator*.

First Floor Landing

Sash window to the side aspect. Stairs to the second floor and storage cupboard. Doors leading to...

Living Room

20' 0" x 16' 8" (6.09m x 5.08m)

Sash bay windows to the rear aspect, feature fire fireplace with inset gas fire* and marble surround and hearth, ceiling coving, window seat, tv points* and radiators*.

Bedroom 3

14' 3" x 11' 10" (4.34m x 3.60m)

Sash bay windows to the front aspect and radiator*. Door leading to...



En-suite

6' 3" x 4' 0" (1.90m x 1.22m)

Modern white three-piece suite comprising: Shower cubicle with mains shower, pedestal wash hand basin with mixer taps, low level wc, window to front aspect, down lighting and heated rail*.

Second Floor Landing

Arched window to the side aspect. Doors leading to...

Bedroom 1

16' 7" x 15' 10" (5.05m x 4.82m)

Windows to the rear aspect, selection of built in cupboards, tv point* and radiators*. Door leading to...

En-suite

9' 5" x 5' 0" (2.87m x 1.52m)

Modern white three-piece suite comprising: Bath with mixer taps and showers head, pedestal wash hand basin with mixer taps, low level wc, sash window to the side aspect, down lighting and heated rail*.



Bedroom 2

11' 2" x 10' 10" (3.40m x 3.30m)

Windows to the front aspect, built-in cupboards, airing cupboard with wall-mounted boiler* and radiator*. Door leading to...

En-suite

6' 7" x 5' 6" (2.01m x 1.68m)

Modern white three-piece suite comprising: Shower cubicle with mains shower, pedestal wash hand basin with mixer taps, low level wc, down lighting and heated rail*.

Tenure

We have been informed by the vendor that the property is leasehold with a 999-year lease which commenced 2004 - Current service charge £2562 per annum, plus a reserve fund of £1252 per annum, building insurance £288 per annum and includes maintenance of communal areas. No holiday lets. The management company is RMG on behalf of Places for People. A buyer is advised to obtain verification from their legal representative.

Agents Note

Epc rating TBA. The council tax is band F.

Broadband supplier: BT Full Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





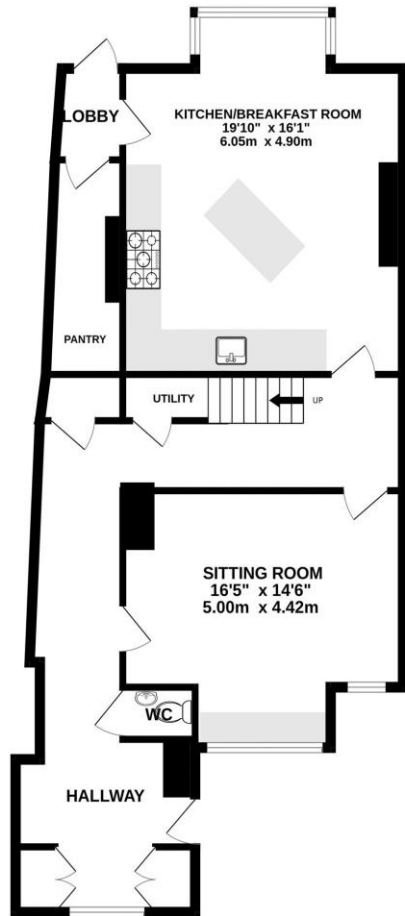
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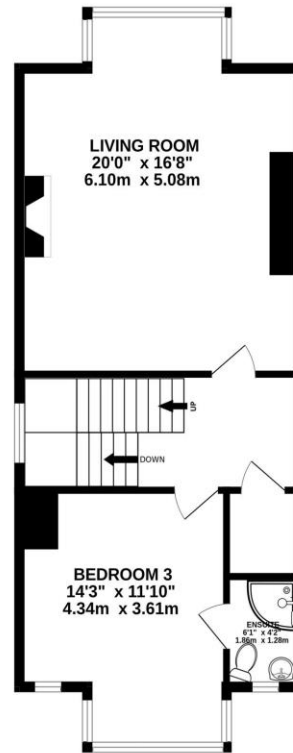
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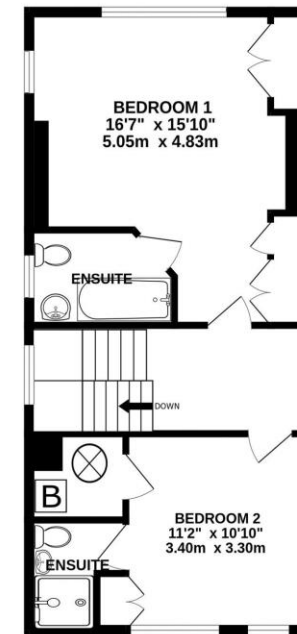
GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 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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