



77 York Road, Montpelier

Guide Price £700,000

RICHARD  
HARDING



# 77 York Road, Montpelier, Bristol, BS6 5QD

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A thoroughly refurbished and beautifully presented large Victorian three-bed end of terraced property in Montpelier, a sought-after Bristol Suburb.

Often referred to as having a 'village' feel, due to its true sense of community and its eclectic range of period property. Whilst enjoying the feel, it's also very convenient for the many independent amenities found along Picton Street and beyond. Major transport links and the city centre are too within easy reach.

This Victorian home has undergone an extensive two-year renovation, with major elements renewed throughout while retaining its original character. The works include new roof, rebuilt front bay, high quality double glazed sliding sash windows, rewire, replumb, complete new heating system including underfloor heating to the ground floor, as well as extensive insulation throughout.

The result is a period property restored to a modern standard of comfort, efficiency and finish, offering the new owner a true 'turnkey' opportunity.

The layout works well too, entrance via the side elevation, gives a generous central hallway which give a great first impression. To the right is a full width sitting room, featuring a bay window and period style fireplace. The rear of the property has been opened to provide a large 'L' shaped kitchen/dining room which in turn, via bi folding doors opens to the rear garden. Practicality hasn't been forgotten though as a handy utility room and WC are tucked away at the rear.

Upstairs on the first floor, are two double bedrooms and a four-piece modern bathroom. Stairs rise further to the 2nd floor where an additional bedroom and ensuite shower room are found. The roof was completely replaced and two dormer windows have been added, creating lots of full head height space.

## Key Features

- Comprehensively refurbished.
- Sold with no chain.
- 1405 sq. ft./130.5 sq. m.
- 3 floors of bright and stylish accommodation
- Three double bedrooms.
- Large 'L' shaped kitchen/dining room with pitched roof and folding doors.
- Favoured position in the sought after Montpelier suburb.
- Close to many amenities and the City Centre.





## GROUND FLOOR

**APPROACH:** from the pavement, gate opens into front garden which is made up of a handful of steps that lead past a flowerbed around the left of the property to another four steps where you arrive at the front door which opens through the side elevation.

**ENTRANCE HALLWAY:** a great size and leads through the centre of the property. Doors radiate off to sitting room and kitchen/dining room. Stairs rise to first floor landing.

**SITTING ROOM:** (16'6" x 12'6") (5.02m x 3.81m) engineered oak flooring, feature fireplace, ceiling cornicing, ceiling rose and picture rail. Bay window to the front elevation which is inset with three upvc double glazed sliding sash windows. The doorway into the sitting room is a timber panelled door.

**KITCHEN/DINING ROOM:** (24'6" x 16'5") (7.48m x 5.00m) L-shape kitchen/dining room with underfloor heating, measured as one but described separately as follows:

**Kitchen:** a light grey shaker style kitchen with a quartz style worksurface over. Fully tiled floors. Period Belfast sink with Victorian-style tap. Built in oven with induction hob and stainless steel cooker hood over, a tall family refrigerator, under-counter freezer, wine chiller and dishwasher.

**Dining Room:** vaulted ceiling with two white Velux windows. This room also benefits from a set of bi-folding doors that lead onto the side return section of the rear garden. The doors create level, seamless access onto said space. Door leading to:-

**UTILITY ROOM:** pitched roof, upvc double glazed sash window to side elevation. Light grey shaker style cabinetry with butler style sink with chrome dual tap above and a quartz style worksurface. Electric underfloor heating. Panelled door leading to:-

**SEPARATE WC:** tiled floor, electric underfloor heating, white ceramic wc.

## FIRST FLOOR

**LANDING:** central landing which has access via panelled doors to two bedrooms and the family bathroom/wc. Stairs rise to second floor landing.

**BEDROOM 1:** (16'5" x 10'5) (5.01m x 3.18m) dual aspect with two sliding upvc sash windows to the front elevation and an additional sliding sash window to the side elevation. Feature fireplace and carpet.

**BEDROOM 2:** (10'5" x 8'10") (3.18m x 2.69m) carpeted floor and sliding sash double glazed window to rear elevation.

**FAMILY BATHROOM/WC:** four piece Victorian-style bathroom with a modern shower enclosure with white ceramic tiling and a chrome thermostatic shower valve with a deluge chrome shower head. White ceramic sink and toilet. Separate white rolltop bath. Upvc double glazed sliding sash window which looks out onto the rear garden. Attractive tongue and groove half height panelled wall with small shelf.

## SECOND FLOOR

**LANDING:** on the way up the stairs to the right is a useful storage space with Velux window, modern combination gas boiler and door leading to eaves storage. Upon reaching the second floor there is a small landing with door leading to:-

**BEDROOM 3:** (15'7" x 13'5") (4.74m x 4.10m) dormer window comprising double glazed sliding sash window to the rear elevation, carpeted floor and partially glazed door leading to:-

**En-Suite Shower Room:** ceramic tiled floors, white wc, modern shower enclosure with chrome thermostatic shower valve arrangement and a vanity style unit inset with a white sink. Double glazed sliding sash window to side elevation with views towards the city centre.

## OUTSIDE

The property is approached from the pavement up through the garden via a handful of steps along the side of the property. The side elevation is where the main entrance is into the property. You can continue to the garden around the left-hand side of the property where you'll be met with a patio laid with porcelain tiles that extends from the folding doors of the back of the property. This patio is walled and includes a set of steps up to the main body of the rear garden. This area has an original Stone wall surround, is mainly laid to lawn and has a slightly raised deck patio at the end.



## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

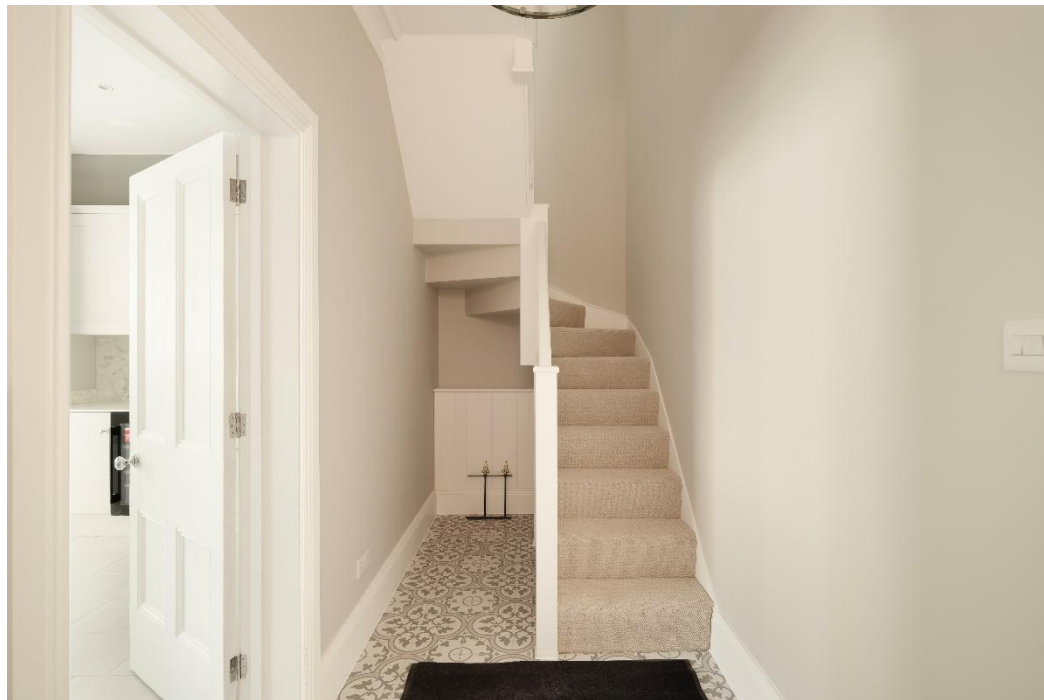
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

### PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:  
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

EPC TBC

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



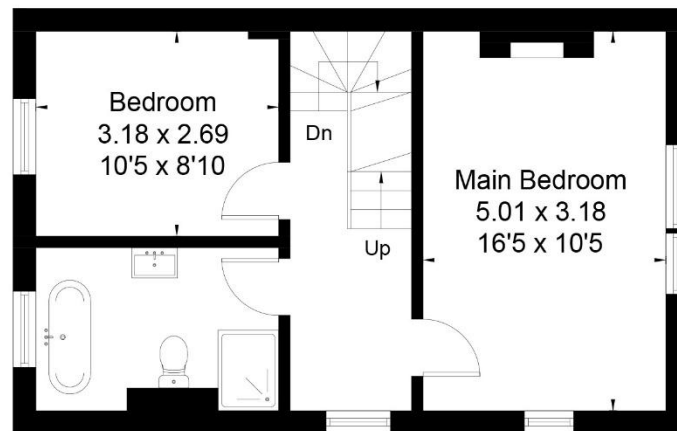


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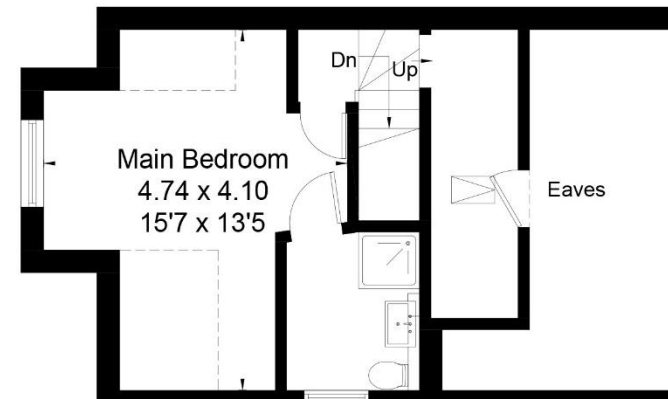
Approximate Floor Area = 130.5 sq m / 1405 sq ft



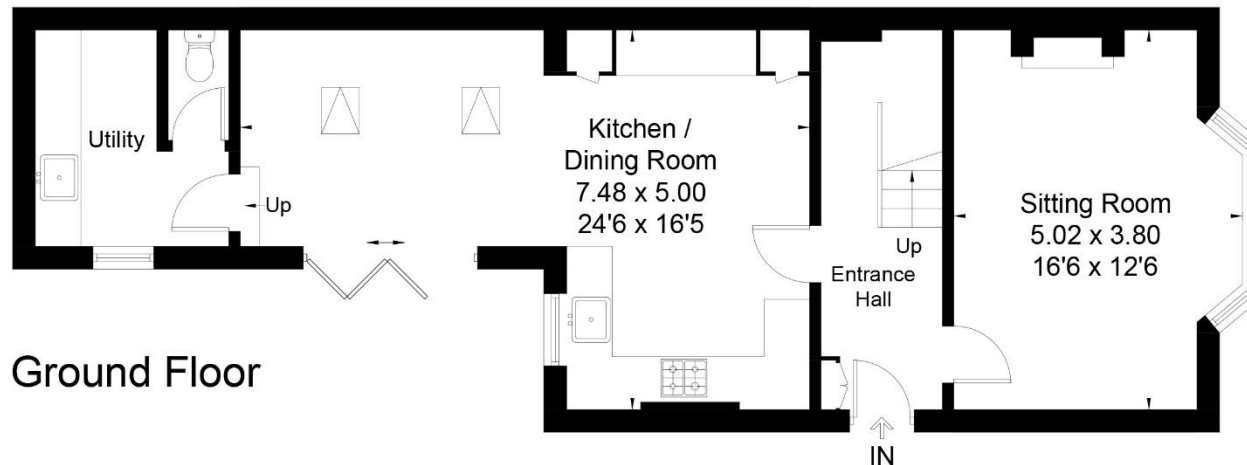
 = Reduced head height below 1.5m



First Floor



Second Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107409