



**Brownlow Street, York**

£325,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Brownlow Street,  
York YO31 8LW

Est. 1871

£325,000

An exceptional period home of rare quality and refinement, this beautifully reimagined residence has been meticulously refurbished by its current owners to an exacting standard, showcasing a flawless blend of period charm and contemporary luxury.

The interiors reveal a sophisticated sitting room of timeless elegance, where bespoke finishes, rich natural materials, and an exquisite feature fireplace and solid Oak flooring create an inviting yet refined atmosphere. Beyond, a striking dining kitchen forms the heart of the home, thoughtfully designed with sleek, high-gloss cabinetry, integrated appliances, and seamless craftsmanship, flowing effortlessly into a discreet utility space and a beautiful bathroom finished with premium fittings and refined detailing.

Ascending to the first floor, a light-filled landing leads to two beautifully appointed double bedrooms both with Oak flooring. The main bedroom offers a calming retreat enhanced with bespoke over stairs storage, and carefully curated finishes. The former principal bedroom has been transformed into a wonderful walk in wardrobe and further benefits from access to a fully boarded loft space, thoughtfully enhanced to provide additional versatility and further potential.

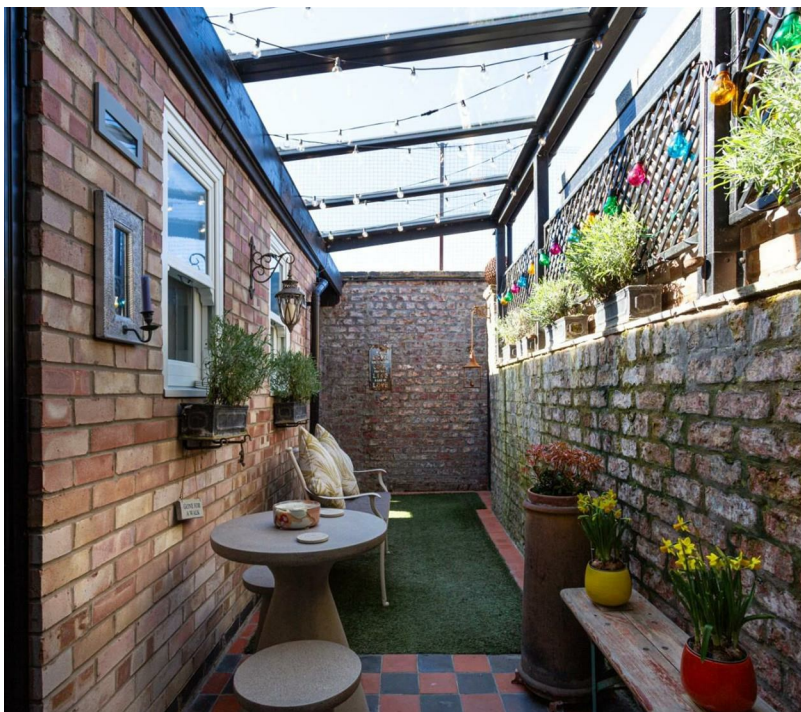
Externally, the property continues to impress. To the rear, a charming walled courtyard garden has been expertly landscaped to create a private sanctuary, featuring a blend of



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps  
download speed  
EPC Rating: D - 63  
Council Tax: B - City of York  
Current Planning Permission: No current valid  
planning permissions

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traditional textures and modern design with glass roof, making for a perfect area to enjoy al fresco dining, furthermore it is complemented by a sheltered storage area and discreet rear access. To the front, a delightful forecourt framed by wrought iron railings provides an attractive approach, enhancing the home's undeniable kerb appeal. On street permit parking is available.

The Groves is a charming and characterful residential area, perfectly positioned just a short stroll from York's historic city centre. Known for its attractive period terraces and peaceful, community-focused atmosphere, it offers the balance of quiet urban convenience. With the picturesque River Foss nearby and easy access to independent cafés, local amenities, and scenic walks, The Groves has become increasingly desirable for those seeking a stylish yet well-connected setting within the city of York.

Every detail of this outstanding property has been carefully considered, resulting in a home of exceptional character, comfort, and understated luxury, one that must be experienced firsthand to be fully appreciated.



## Partners:

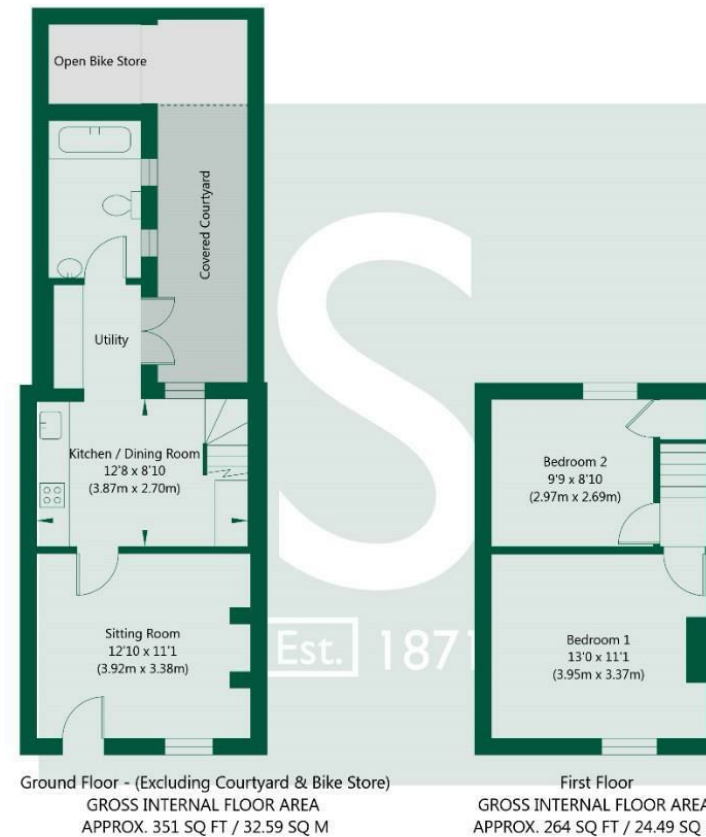
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
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Brownlow Street , York, YO31 8LW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 615 SQ FT / 57.08 SQ M - (Excluding Courtyard & Bike Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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