



188 MOUNT VALE

York

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Superb Victorian town house with a garage and private gated parking in a sought-after residential location close to York Racecourse

York Railway Station ½ mile • York Minster 1 mile • Leeds 25 miles

Vestibule • staircase hall • cloakroom • sitting room
• kitchen/dining/garden room • 4 bedrooms • 2 bathrooms
• laundry room

Courtyard garden

Garage • gated parking space

Communal driveway • bike and bin stores

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

Main House - 188 SQ M / 2025 SQ FT

Total - 203 SQ M / 2187 SQ FT

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



City

Country

Coast

The elegant town houses of Mount Vale were constructed in the mid-nineteenth century during a period of prosperity and confidence in the city of York. 188 Mount Vale is believed to date from 1860 and forms part of a Grade II listed terrace of just four houses. The property retains the graceful proportions and architectural detailing of its period origins, complemented by contemporary styling and a layout carefully adapted for modern family living. It also benefits from a private west-facing courtyard garden, garage and parking.

- Impressive period terraced town house
- Versatile accommodation of 2025 sq ft arranged over 3 floors
- Beautifully appointed throughout blending period and contemporary finishes
- Grade II listed and located within a Conservation Area
- Delightful west-facing courtyard garden
- Secure garage and private gated parking
- Outstanding position close to the Knavesmire and York Racecourse
- Comfortable walk to York Railway Station and the city centre



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: F

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.

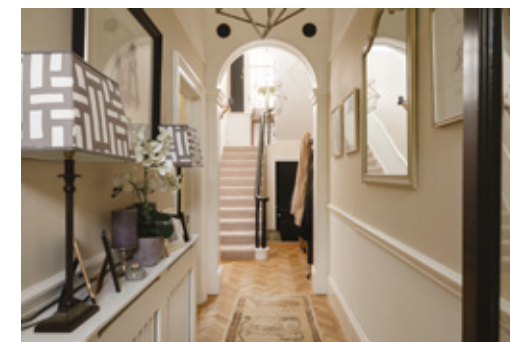
Local Authority:

City of York Council
www.york.gov.uk
 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.





No. 188 is a particularly attractive example of a Mount Vale town house, constructed of brick with a shallow slate roof, gable-end chimney stack and canted bay windows rising to the first floor. Internally, a wealth of original period features has been retained and carefully restored, including refurbished sash windows, boarded shutters, picture and dado rails, deep skirting boards, fine fireplaces, cornicing, moulded arches, architraves and panelled doors with brass knobs. The handsome staircase rises through the house with a polished handrail, well-turned spindles and a volute detail above the bullnose step. The property has been thoughtfully updated, combining historic character with modern technology and high-quality finishes throughout.

The sitting room is an elegant room, formal and inviting, with fine proportions and ornate plasterwork.

A marble fireplace with cast-iron gas fire provides a focal point, while the deep bay window overlooks the leafy front garden and fills the room with natural light.

At the heart of the home is the impressive kitchen/dining/garden room, a light-filled family living space opening onto the sunny courtyard garden. The kitchen is fitted with sleek contemporary cabinetry complemented by white quartz worktops, and features a central island beneath pendant lighting with breakfast bar seating, Neff induction hob and downdraft extractor. Integrated appliances include a range of units and a drinks fridge. There is generous space for an eight-seater dining table positioned in front of French doors, with a further door opening onto the paved patio.





The staircase sweeps upwards to the first floor passing a magnificent arched shuttered sash window and arrives at a light-filled landing where moulded arches lead to the bedrooms. The principal bedroom – originally a drawing room – features a bay window enjoying a leafy outlook. A marble fireplace is flanked by built-in wardrobes with sliding doors and the large bathroom fitted with both a shower and bath. The adjoining guest bedroom has built-in wardrobes and a very useful walk-in storage cupboard.

The top floor landing is illuminated by a skylight and provides access to two equally well-proportioned bedrooms with generous ceiling heights, together with a large bathroom.





There is also a dedicated laundry room with a utility sink set into a white quartz worktop, pulley clothes airer and fitted washing machine and dryer. Both bedrooms feature attractive fireplaces, with the rear bedroom enjoying views across The Mount School playing fields. The bathroom includes a bath beneath the window, walk-in shower and two heated towel rails.

Outside

Double wrought-iron gates echo the impressive double entrance panelled doors, creating an attractive approach to the property. A circular paved patio, bordered by gravel and established planting, provides a private setting for outdoor seating, screened by mature evergreen hedging and

ornamental trees. A side garden gate from the drive gives access to a lawned area alongside a York stone pathway.

To the rear, the landscaped courtyard garden is laid with porcelain tiles and enclosed by high mellow brick walls, providing a peaceful and private outdoor space. It connects naturally with the garden room, extending the living accommodation outdoors during warmer months. Secure electric garden gates open to the shared area serving five high-value freehold properties, where No. 188 benefits from a single garage with electric door, power and light, together with a private parking space immediately in front. There is also a communal bike store and bin store.

Environs

Mount Vale occupies a convenient city location on Tadcaster Road, just south of the medieval city walls and Micklegate Bar. York's historic city centre is within easy walking distance, with regular bus services also available. Opposite lies The Knavesmire, providing extensive open space, York Racecourse, cycle routes and the popular organised Park Run.

The property is well placed for a number of highly regarded schools. All Saints Roman Catholic School (Ofsted 'Outstanding') lies within easy walking distance, while The Mount School is located immediately behind Mount Vale. Bootham and St Peter's schools are situated just over a mile away.

York railway station is approximately a fifteen-minute walk from the property and provides regular services to London King's Cross, Edinburgh and Manchester. The A64 lies to the south, offering convenient access to the A1(M) and Leeds, passing York College and a Tesco superstore. A regular bus service operates along Tadcaster Road, providing further links into and around the city.

Directions

Heading south along Tadcaster Road, No. 188 Mount Vale can be found on the right hand side, immediately after a bus stop and before Knavesmire Road on the right.

What3words: ///lamps.warns.impose

Viewing

Strictly by appointment.



ESTABLISHED 1992



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