St. Johns Street, York

£450,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

St. Johns Street, York YO31 7QT

Est. 1871

£450,000

A period home offering elegant, well-proportioned accommodation arranged over three floors, seamlessly blending character features with modern convenience within a stone's throw from York city and the historic bar walls, importantly offered with no forward chain.

This charming period home unfolds gracefully from a welcoming entrance hall, where elegant proportions and original detailing immediately set the tone. From here, the principal reception spaces flow seamlessly, beginning with a beautifully appointed bay-fronted sitting room. Bathed in natural light, this inviting space features timber casement windows with traditional shutters, bespoke shelving, and a striking inset fire set within a crushed stone surround, creating a refined yet comfortable setting.

To the rear, a well-proportioned dining room provides an ideal setting for both everyday living and entertaining, centred around an open fireplace with characterful detailing and complemented by original full-height cupboards flanking the chimney breast. Beyond, the kitchen extends across the rear of the property, thoughtfully arranged with a range of fitted cabinetry, butcher's block work surfaces, and integrated appliances. Practical yet stylish, this space is enhanced by tiled flooring, generous storage, and direct access to the garden, offering a natural connection between indoor and outdoor living.

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: D - 59
Council Tax: D - City of York
Current Planning Permission: No current planning permissions

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Ascending to the first floor, the sense of space continues with two well-sized bedrooms, each rich in period charm, featuring fireplaces, built-in storage, and pleasant natural light. A particularly generous shower room is accessed from the second bedroom, appointed with contemporary fittings including a walk-in shower, vanity unit with granite worktop, and quality sanitaryware, all finished with tasteful tiling and modern conveniences.

The second floor provides two further versatile bedrooms, both enjoying elevated views and excellent natural light via roof lights and a dormer window, alongside useful eaves storage, ideal for guests, family, or home working.

Externally, the property enjoys a charming forecourt frontage with wrought iron detailing, while to the rear lies a private and enclosed courtyard garden. This thoughtfully arranged outdoor space combines areas of lawn, paved seating, and planted borders, complemented by a raised rockery and useful outbuildings

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 500 SQ FT / 46.45 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 456 SQ FT / 42.34 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 320 SQ FT / 29.77 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1276 SQ FT / 118.56 SQ M - (Excluding WC)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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