

- Leasehold
Council Tax Band - D

Basement floor plan showing two layouts. The left layout includes a Living Room (17'2" x 14'5"), a Bedroom (12'6" x 12'3"), a Kitchen/Family Room (23'9" x 15'0"), a Study/Hall (10'1" x 7'7"), and two Bedrooms (4'3" x 2'5" and 6'8" x 6'3"). The right layout includes a Kitchen/Family Room (23'9" x 15'0"), a Bathroom (18'4" x 9'2"), and two Bedrooms (4'3" x 2'5" and 6'8" x 6'3"). Both layouts show a central staircase and various storage areas.



The Old Brewery
Ogleforth, York
YO1 7JG

£500,000



The Old Brewery is a unique conversion situated in the shadow of York Minster in the historic heart of the City centre, yet despite its central location, offers a private and tranquil setting.

The conversion has embraced many features from the original brewery building, yet offers stylish and contemporary accommodation with the benefit of secure gated parking. The accommodation extends to nearly 1100 sq ft split over two floors. With the benefit of having underfloor heating throughout. the first floor entrance hallway offers great storage and leads to the lounge with period iron works, modern fitted storage and oak flooring. Also to the first floor are the two double bedrooms one with fitted wardrobes and one with a four piece ensuite bathroom. On the lower floor is a unique open plan living/ kitchen with dining space, free standing range gas cooker and integrated Miele appliances. The lower ground floor accommodation also includes a study space, dressing area and a family bathroom.

Externally the property benefits from a private secure parking space and communal seating areas.

This beautiful setting is probably the most desirable in the city and we would recommend without hesitation an early inspection.

Leasehold
Length of lease- 199 Years, 184 remaining.
Ground rent- £275.00
Ground rent review period- N/A
Service charge £2525.00
Service charge review period- Annually, in December
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