



48, East Mount Road, York, YO24 1BD

Guide price £775,000



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PRIME

RESIDENTIAL



48 East Mount Road

TURNKEY TOWNHOUSE PROVIDING SPACIOUS AND VERSATILE LIVING IN EXCESS OF 2,000 SQUARE FEET CLOSE TO THE RAILWAY STATION AND CITY CENTRE

Significant period town house on one of York's most sought after streets close to the railway station and green open spaces of Scarcroft Park.

Accommodation comprises:-

Entrance hall, sitting room, dining room, kitchen, principal bedroom suite with dressing room and bathroom, 3 further bedrooms, shower room, attic and cellars

Forecourt and courtyard gardens.

DESCRIPTION

East Mount Road is a much favoured address with easy access to the city centre and railway station from one end, and the green open spaces of Scarcroft Park at the other. Being a no-through road with residents only parking, the street enjoys a tranquillity which one would not expect from such a convenient and central location.

The property has benefited from a comprehensive programme of works in recent years, the result of which is a superb and comfortable house which has lost none of its period charm. The stylish accommodation is arranged over four floors, (including cellars) with further potential to the attic if required.

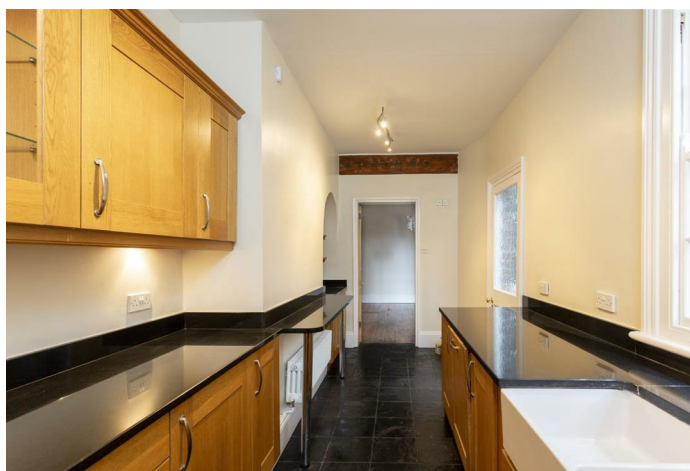
The house offers a great deal of flexibility in terms of accommodation and enjoys a 'grown up' feel with an impressive principal bedroom suite occupying the entire 1st floor, comprising a large bedroom with doors to a separate dressing room and luxurious bathroom. Three further bedrooms and a shower room occupy the upper floor.

The house presents an impressive, well-maintained exterior standing behind wrought iron railings. with a private courtyard garden to the rear. The attic and cellars provide excellent storage and could be converted to provide further accommodation if required.

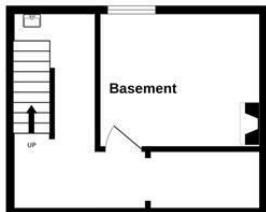
East Mount Road is located close to the railway station with many trains to London's King's Cross in under 2 hours. The city centre, Scarcroft Primary School, and the independent shops and cafes of Bishopthorpe Road are within easy walking distance. Ideally placed for all the amenities, and with excellent access to the green spaces of the Knavesmire, and Scarcroft Green, East Mount Road is in the heart of all that York has to offer.

- **Splendid period town house on one of York's most sought after streets**
- **Upgraded and well-maintained accommodation with high ceilings and period features throughout**
- **Extremely spacious & versatile living accommodation over 4 floors with further potential to the attic if required**
- **Contemporary kitchen and bathrooms**
- **Impressive sitting room with large bay window and period fireplace**
- **Stunning principal bedroom suite with dressing room & large bathroom**
- **Newly decorated turnkey property**
- **Near to several green spaces, local independent shops and cafes**
- **Walking distance of the train station and city centre with excellent road and bus links**

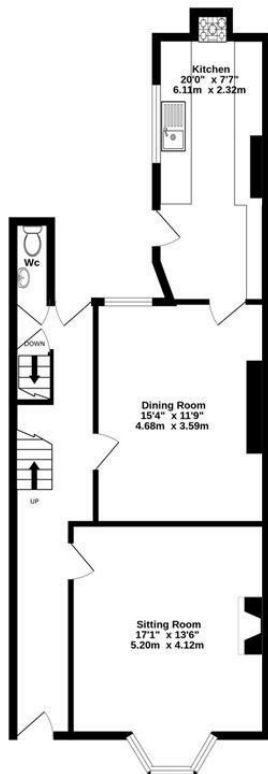
Freehold



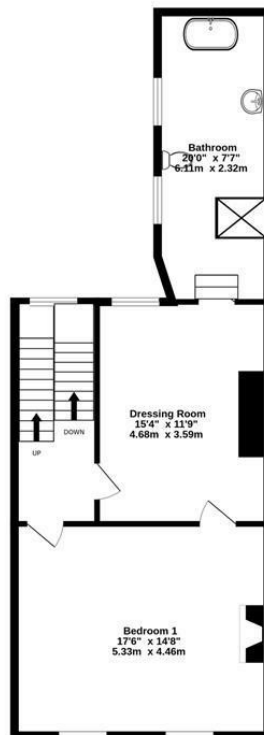
BASEMENT
241 sq.ft. (22.4 sq.m.) approx.



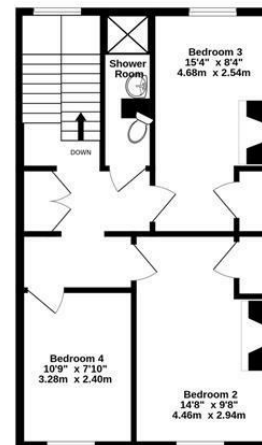
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.




2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2079 sq.ft. (193.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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