



10, Southlands Road, York, YO23 1NP

Guide price £775,000



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PRIME

RESIDENTIAL



## 10 Southlands Road

**Sympathetically updated and cleverly opened up, this exquisite home provides in excess of 2,000 square feet of contemporary living space, in one of York's most sought after areas,**

Enormous style and an innovative use of space delivers 4 bedrooms and 2 bathrooms, just off 'Bishy Road' and within walking distance of the city centre and railway station.

Accommodation comprises:-

Entrance hall, sitting room, dining room, kitchen family room, utility room, WC, 4 bedrooms, 2 bathrooms, ample storage

Delightful courtyard garden, residents parking

## DESCRIPTION

This elegant 4 bedroom townhouse offers super stylish and very well-proportioned interiors with well-appointed accommodation in excess of 2,000 square feet over 3 floors. The living space has been cleverly opened-up by the current owners creating a light and free flowing ground floor with stunning timber and glazed doors introduced to great effect. Beautifully updated, with care and attention to detail throughout, the end result is a modern and spacious home which remains incredibly comfortable throughout.

The property which benefits from double glazing throughout, has been newly decorated giving a stylish clean look and also benefits from high quality timber flooring and quality carpets throughout. The free flowing living space is ideal for modern life with light flooding from front to back. There is a generous sitting room with an impressive bay window which opens via double doors to the dining room and a superb kitchen family room with underfloor heating. Very much the heart of this stunning home, the kitchen showcases a central island, cosy seating area and bi-fold doors to the courtyard garden with ample space for sitting out and al-fresco dining.

The versatile accommodation benefits from 4 generous bedrooms, the primary with a dramatic bay window, stylish panelling and bespoke fitted wardrobes. There are 2 contemporary bathrooms, both with underfloor heating, and a large loft space providing an abundance of storage space.

Southlands Road enjoys an unusually open outlook to the front and benefits from a good supply of residents parking spaces. It is ideally situated in one of York's most sought-after locations just off 'Bishy Rd'. The west entrance of Rowntree Park and it's cafe' are a stone's throw away. Also within walking distance is the wide-open space of the Knavesmire and York racecourse which showcases fabulous sports, music, and lifestyle events throughout the year. It offers easy access to the railway station and to the city centre and is just a short walk from 'Bishy Road' with its excellent range of artisan shops and amenities.

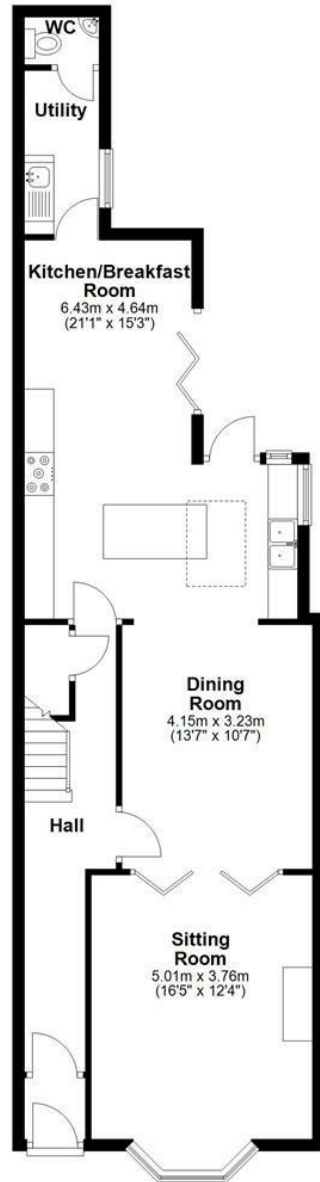
- Sympathetically updated townhouse providing in excess of 2,000 square feet of stylish living space
- Free-flowing ground floor with bi-fold doors to courtyard garden
- Elegant sitting room with large bay window and feature fireplace
- Superb kitchen family room with separate utility
- Impressive primary bedroom with feature panelling and bespoke fitted wardrobes
- 3 further bedrooms and 2 stylish bathrooms
- Ample storage
- Beautifully appointed throughout with period features and contemporary finishes
- Ideal position with views towards the racecourse and 'Terrys'
- Walking distance of all the amenities on 'Bishy Rd', the railway station and city centre

## Freehold



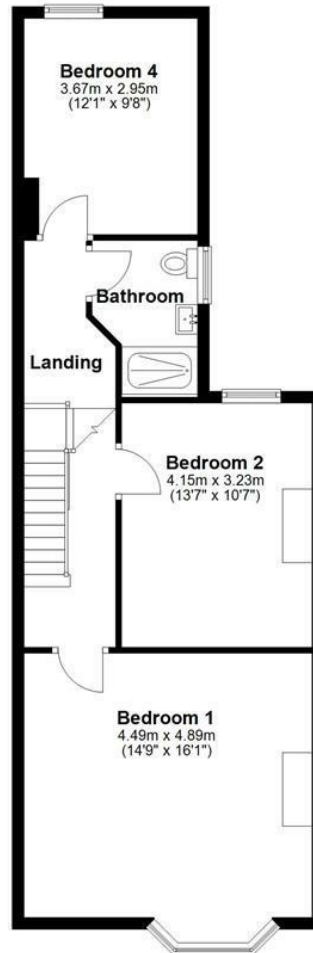
### Ground Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



### First Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



### Second Floor

Approx. 53.8 sq. metres (579.1 sq. feet)



Total area: approx. 187.2 sq. metres (2015.3 sq. feet)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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