



Friars Terrace, York £795,000

**** ELEVATED RIVER VIEWS ****

A period Town house occupying a stunning elevated position overlooking the River Ouse in the heart of York City Centre. The property has been immaculately maintained and significantly upgraded in the recent past, creating a flexible family living accommodation set across three floors with a wealth of original period features.

Foreword

An incredibly rare opportunity for all discerning purchasers to acquire this three bedroom, three storey period town house which has been comprehensively renovated in the recent past, blending a stunning contemporary finish with a wealth of original period features. The property occupies an elevated position overlooking the River Ouse in the heart of York City Centre, and features strip pine and quarry tiled flooring on the ground floor, in addition to a number of period fireplaces and an original kitchen range.

The rear garden has been tastefully landscaped creating a Mediterranean feel, ideal for outside entertaining. The property has original sash windows throughout in addition to a stunning rooflight, with views of the river to the front and Clifford's Tower to the rear.

An early inspection is strongly recommended to appreciate the true quality of the accommodation on offer.

Accommodation

Internally the property is entered through an original oak front door into an entrance porch with a dado rail and feature stripped pine flooring.

Beyond is a spacious reception hall with an enclosed radiator and staircase which leads to the first floor accommodation with a spindle balustrade, hand rail and built-in under stairs storage cupboard.

The principal ground floor reception room is a spacious dining room with a feature bay window to the front elevation overlooking the river with original sliding sash casements. There is a period fireplace, radiator, coved cornices and stripped pine flooring.

The property's breakfast kitchen is one of the main features of the house having a refitted range of contemporary base units with Quartz worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards in addition to a central serving island with a breakfast bar. The kitchen includes a Siemens electric oven and grill with a separate four point Siemens induction hob unit. There is an integrated Siemens dishwasher and washing machine which are both included within the sale. The kitchen features a stunning range and period floor to ceiling storage cupboards in addition to a television aerial point.

The kitchen leads through into a garden room with quarry tiled flooring, a double radiator and double glazed Velux rooflight. The sliding doors lead out onto the rear garden beyond.

And the ground floor accommodation is completed by a cloakroom with a low flush WC, and a continuation of the quarry tiled flooring.

The first floor landing has a turned staircase which leads to the second floor accommodation and includes a feature dado rail and coved cornices.

To the front of the property is the first floor living room having a period fireplace, television aerial point, double radiator and twin sliding sash casement windows, enjoying a stunning front aspect.

Bedroom One is positioned at the rear having a period fireplace with a cast iron basket grate, television aerial point and built-in wardrobe. The bedroom includes a dado rail, picture rail, enclosed radiator, coved cornices and a rear view of Clifford's Tower.

To the first floor is a separate toilet which has a bracketed wash hand basin and a low flush WC.

The second floor landing has a built-in wardrobe and has a superb rooflight.

Bedroom Two is positioned at the front with twin sash windows overlooking the river, and having a period fireplace with a cast iron basket grate.

Bedroom three is located at the rear having a period fireplace with a cast iron basket grate, built-in wardrobe, picture rail and radiator.

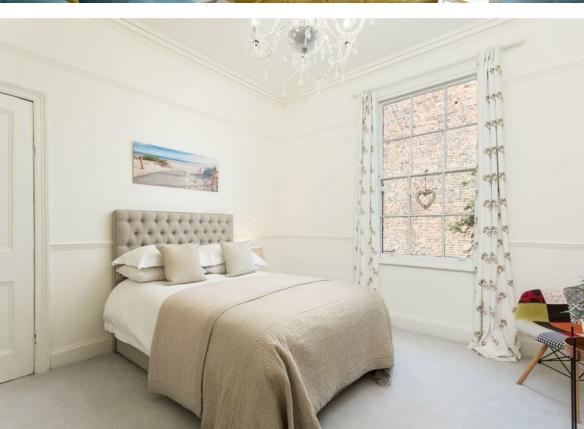
The internal accommodation is completed by a comprehensively refitted house bathroom with a contemporary WC, wash hand basin and a circular bath with mixer taps and hand held shower attachment. There is a separate walk-in shower cubicle and three quarter height tiled splashbacks, and the bathroom includes a double radiator, ceiling downlighters, dado rail and picture rail.

To The Outside

Friars Terrace is a superb row of period properties set within the heart of York City Centre.

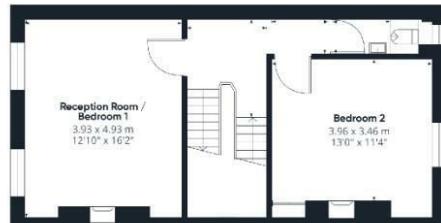
The property has a small fore courted front garden with a gravel base providing space for a table and chairs, in addition to a herbaceous border.

The property enjoys a stunning Mediterranean rear garden which has been expertly landscaped and maintained, ideal for outside entertaining. There is a raised decked patio with adjoining herbaceous border which steps down onto a rear patio and pergola. There are two separate brick built outbuildings and the rear garden is enclosed to all sides by walled boundaries.

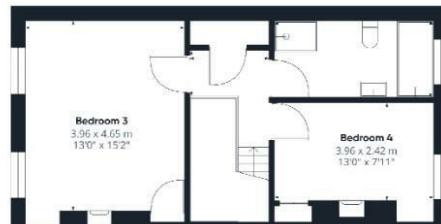




Ground Floor



First Floor



Second Floor



NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

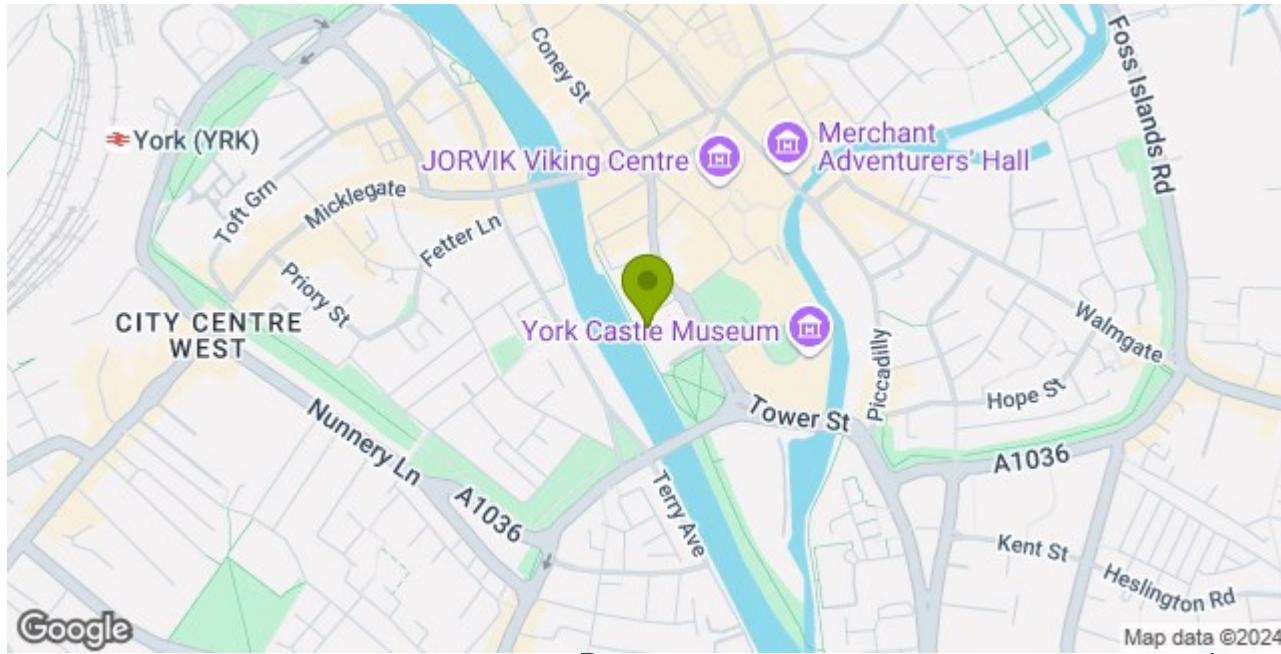
Gross Internal Floor Area: Approx. 1590 SQ FT / 147 SQ M Ground Floor Area: Approx. 624 SQ FT / 58 SQ M
 First Floor Area: Approx. 504 SQ FT / 47 SQ M Second Floor Area: Approx. 461 SQ FT / 43 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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