



1 Trentholme Drive
York, YO24 1EL
Offers Over £700,000

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STUNNING FAMILY HOME IN A HIGHLY REGARDED LOCATION OFF THE MOUNT – CLOSE TO YORK KNAVESMIRE

We are delighted to present this exceptional, extended period semi-detached family home—one of the finest examples of its kind in York. Beautifully modernised throughout, it blends restored original features with premium contemporary finishes.

Bright and spacious, the property includes aluminium-framed double glazing with encapsulated leaded panes and gas central heating. The ground floor offers a welcoming entrance hall with oak parquet flooring, ground floor WC, a cosy bay-fronted living room with feature fireplace, and an impressive open-plan living/dining/kitchen space designed for modern family life.

The kitchen features quartz worktops, a peninsula breakfast bar, bespoke larder storage, and Crittall-style aluminium doors opening onto the landscaped rear garden. A striking bi-fold window connects the space seamlessly to the outdoors. A separate utility with butler sink and quartz worktop provides access to the bright, integrated garage.

Upstairs, a galleried landing leads to three generous double bedrooms and a stylish family bathroom with freestanding stone bath, walk-in waterfall shower, and micro-cement feature wall. Each bedroom includes built-in wardrobes and traditional radiators; one also features a charming cast iron fireplace.

Outside, the private two-tier garden offers mature planting, lawn, York stone steps, and a tranquil lower patio with pergola leading to a raised terrace—perfect for entertaining. A large detached brick-built workshop provides excellent storage or conversion potential (subject to planning). The front features a block-paved driveway offering off-street parking and garage access via an electric roller door.

Early viewing is highly recommended to appreciate the quality, character, and superb setting of this remarkable home.

Entrance Hall
15'10" x 10' (4.83m x 3.05m)

Original wooden door with leaded glass and side lights, coving, plate shelf, power points, traditional radiator, understairs storage, skirting, and LVT oak parquet flooring.

Cloakroom/WC

Low level WC, contemporary basin with brass fittings, part panelled walls, skirting, and LVT oak parquet flooring.

Sitting Room
15' x 12'5" (4.57m x 3.78m)

Coving, aluminium-framed bay window to front, bespoke storage cupboards, feature fireplace surround, dado rail, traditional radiator, power points, skirting, and carpeted flooring.

Open Plan Living Kitchen
23' x 22'6" (7.01m x 6.86m)

Extended living space with Velux window, ceiling rose, feature panelling with hidden storage. Quartz peninsula island with waterfall edge, Bosch integrated oven, five-ring gas hob and extractor, Bosch dishwasher, integral fridge, and built-in larder cupboards with quartz worktop and power points. Aluminium bifold window and French doors to garden, traditional radiator, skirting, and LVT oak parquet flooring.





Utility

9'9" x 8'6" (2.97m x 2.59m)

Built-in pantry storage with space for freestanding freezer, quartz worktop with butler sink and brass tap, tiled splashback, power points, coving, skirting, LVT oak parquet flooring, and aluminium French doors.

First Floor Landing

Carpeted stairs to galleried landing with coving and aluminium-framed side window featuring encapsulated original leaded panes, power points, and carpeted flooring. Access to extensive boarded loft space via large loft hatch with integral timber ladders.

Bedroom 1

15' x 12'5" (4.57m x 3.78m)

Coving, aluminium-framed bay window to front, built-in wardrobes, power points, skirting, and carpeted flooring.

Bedroom 2

12'8" x 12'4" (3.86m x 3.76m)

Coving, aluminium-framed window to rear, traditional radiator, power points, cast iron fireplace, built-in wardrobe, skirting, and carpeted flooring.

Bedroom 3

10' x 9'3" (3.05m x 2.82m)

Coving, picture rail, aluminium-framed window to front, traditional radiator, built-in wardrobe, power points, skirting, and carpeted flooring.

Family Bathroom

10' x 8'10" (3.05m x 2.69m)

Aluminium-framed window to rear, feature tiled and micro-cement walls, freestanding basin, contemporary WC, walk-in glass shower cubicle with waterfall shower, freestanding stone bath, traditional radiator, tiled flooring, and cupboard housing the combination boiler.

Integrated Garage

16'1" x 8'6" (4.90m x 2.59m)

Brick-built garage with dome roof light, electric roller door, power, plumbing, and potential for electric vehicle charging.

Brick-Built Workshop/Secondary Garage

15'6" x 8" (4.72m x 2.44m)

Brick-built with timber framed window and doors and power supply. Ideal for hobby use and an excellent studio conversion opportunity, subject to planning.

Outside

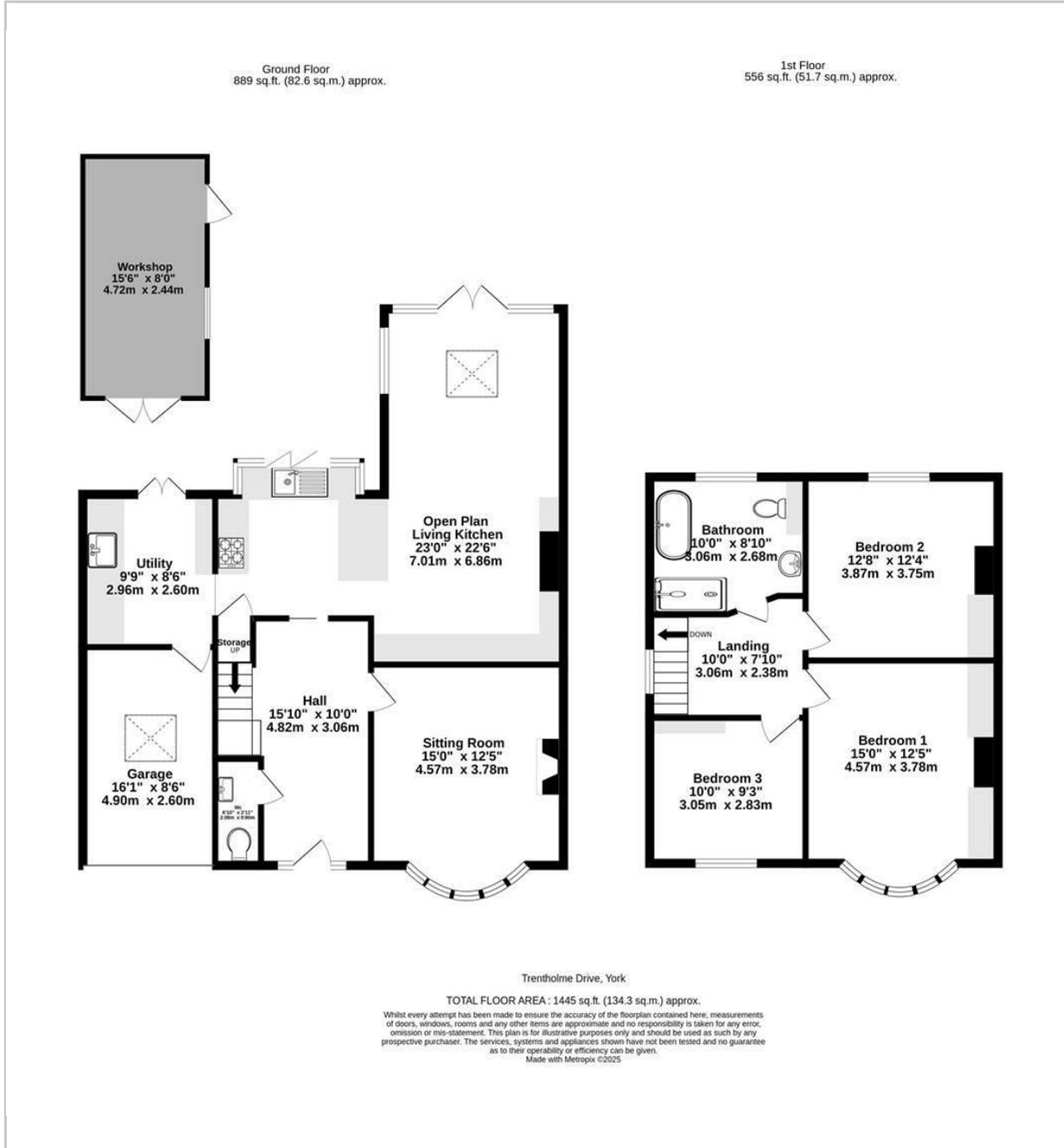
Two-tier landscaped rear garden with mature planting, lawned area, timber fencing, York stone steps leading to lower patio with pergola, and brick-built workshop. To the front, a brick boundary wall with cast iron railings and driveway providing off-street parking.

Agents Notes

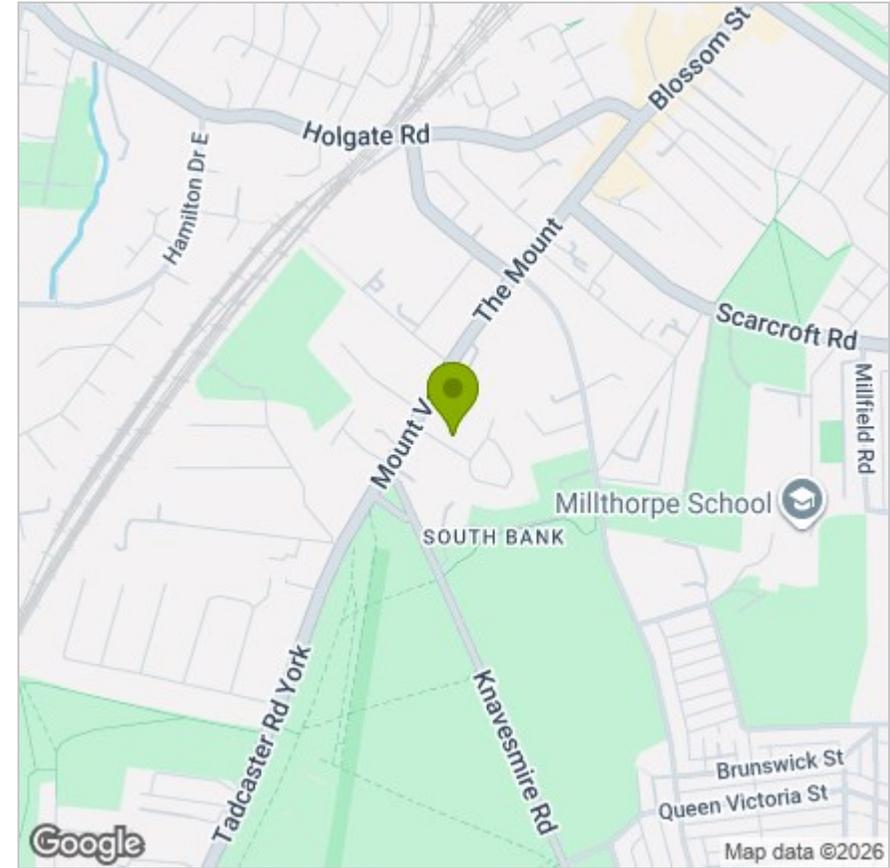
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(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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