# 6 Royal York Mews, Bristol, BS8 4LF
# POA

OFFERS INVITED BETWEEN £850,000 AND £900,000

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An attractive mid-terrace 3 bedroom modern-style mews house situated in the heart of Clifton and enjoying a southerly facing aspect. Built circa 1988, the accommodation is cleverly arranged over 2 floors and includes a galleried study/studio area reached off the first floor living room.

The property can be accessed by foot from Royal York Crescent and by car from Royal York Villas – a private road leading to a gated entrance for the mews development. The house further benefits from an enclosed south facing lawned garden with pedestrian gate leading to a lock up garage and private off-street parking for one car.

## SUMMARY OF ACCOMMODATION

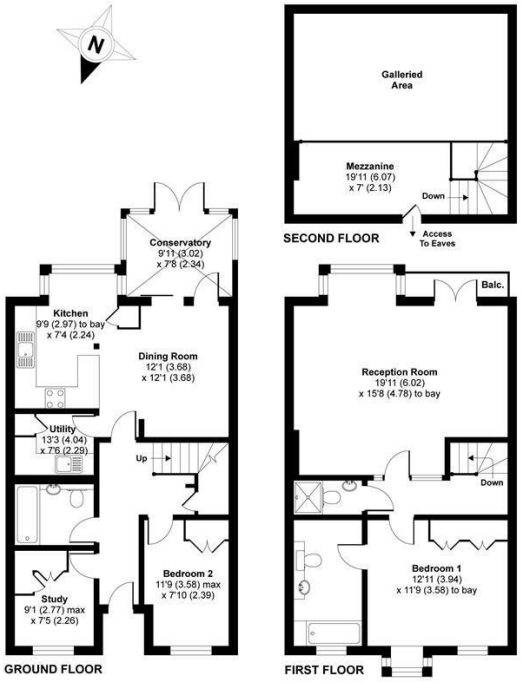
A covered entrance with front door opens into a central entrance hall with carpeted stairs leading to the first-floor accommodation. Under-stairs storage cupboard. A linked kitchen / dining room enjoys views over the south-facing rear garden. The kitchen includes a range of base and wall units with laminated work surfaces and acrylic sink unit, built-in STOVES 4 ring gas hob with separate double oven / grill beneath. Fitted mini Bosch dishwasher, integral fridge freezer and laminated timber effect floor covering throughout. The dining room allows ample room for dining table and chairs and has sliding doors to one end opening into a full glazed conservatory, which in turn opens onto the rear patio & garden. A separate utility room is reached off the entrance hall and includes a range of base and wall units with plumbing for a washing machine. A wall cupboard houses a hot water cylinder as well as a Vaillant gas fired boiler supplying the central heating & hot water system.

Both bedrooms two and three on the ground floor include fitted shelved and hanging wardrobes and overlook the front entrance courtyard garden. A separate bathroom services the two bedrooms. Undoubtedly, one of the main features of the house is the generously proportioned first floor living room which enjoys far reaching southerly views as far as the Dundry Hills. French doors open onto a covered balcony which in turn overlooks the rear garden. A short flight of stairs leads to a useful galleried studio / study area with balustrade looking down into the living room. A wall opening within the mezzanine area provides for useful eaves storage, ideal for suitcases etc. The first-floor landing further provides access to a large master bedroom with fitted shelved and hanging wardrobes. The master bedroom enjoys en-suite bathroom facilities. There is a separate WC.

Externally, the house enjoys a delightful and private south facing garden (circa 53.0 ft in length) which is predominantly laid to level lawn and bordered by mature beech hedges and flower borders therefore providing good privacy and seclusion from neighbouring dwellings. A paved side path leads to a rear garden gate and gravelled parking space. Hexangle free-standing summer house ideal for garden furniture, lawn mower etc. An attractive patio running the full width of the house and accessed off the glazed conservatory provides the perfect area for external dining. Single lock-up garage with automated up and over door. The garage includes a work bench as well as power sockets and lighting. A door opens onto the rear garden. To the side of the garage is a gravelled area providing additional parking for one motor car. To the front of the house is an attractive small part-paved and gravelled courtyard entrance with raised planters.

## Royal York Mews, Royal York Crescent, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 1476 SQ FT 137.1 SQ METRES (EXCLUDES GALLERIED AREA)




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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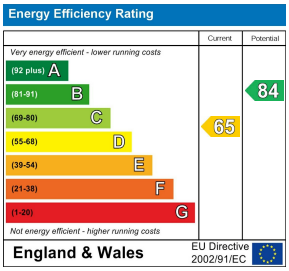

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