



6 ROYAL YORK MEWS
CLIFTON
BRISTOL

6 Royal York Mews, Clifton, Bristol. BS8 4LF

An attractive mid-terrace three bedroom modern-style mews house situated in the heart of Clifton and enjoying a southerly facing aspect. Built circa 1988 by a reputable Bristol builder the accommodation is cleverly arranged over two floors and includes an open plan ground floor kitchen, living room with a conservatory, a sizable first floor living room with balcony and a galleried study/studio area. 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 stairs leading to the first-floor accommodation. An open plan kitchen / dining room enjoys views over the south-facing rear garden. The recently fitted and well appointed contemporary kitchen opens to the dining room which 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 includes a range of base and wall units housing the Gas Fired Boiler and cylinder with plumbing for a washing machine. 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 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. The first-floor landing further provides access to a large master bedroom with fitted shelved and hanging wardrobes. The master bedroom enjoys ensuite bathroom facilities.

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. There is a 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.

OTHER INFORMATION

Tenure – The remainder of a 999-year leasehold term from Jan 1988.

Yearly service charge and Ground Rent - We understand that there is an active management company in existence namely Royal York Mews (RYM)

Management Company. Each householder makes a payment of £250.00 per Qtr towards communal expenditure, part of which includes the building insurance and ground rent

Local authority – Bristol City Council

Council tax band – E (3,717,28)

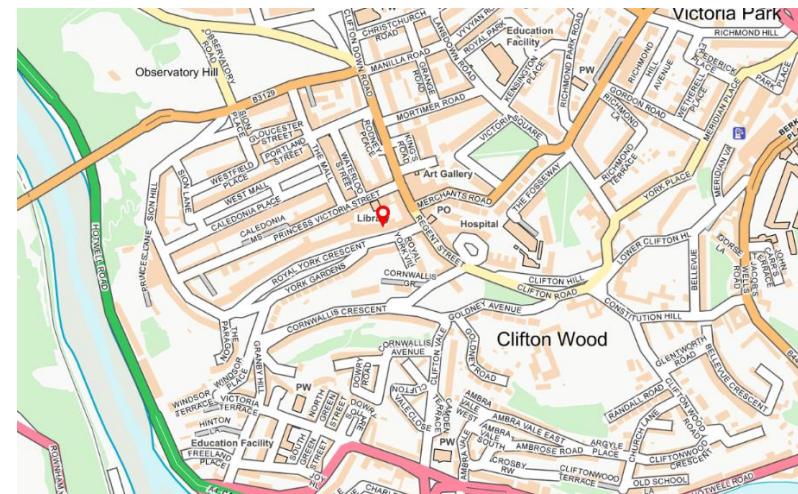
Services - All mains services

LOCATION

Royal York Mews, off the Iconic Royal York Crescent, is in the heart of the vibrant Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants, is merely a short walk to Christchurch Green, and Durdham Downs with 400 acres of Parkland is approximately a quarter of a mile away.

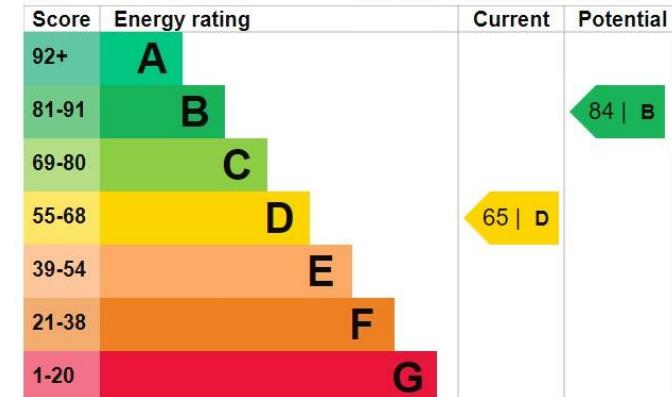
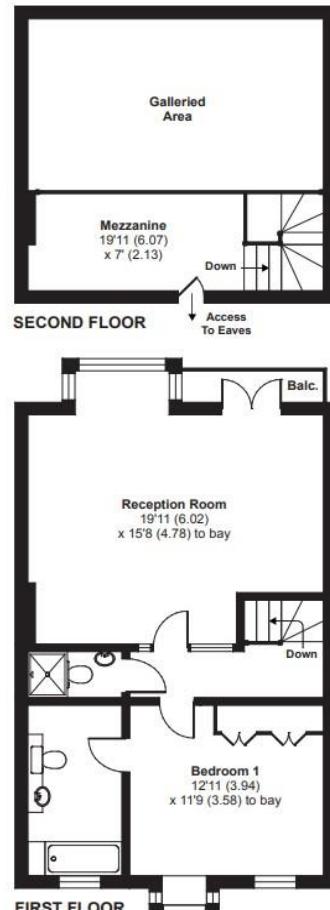
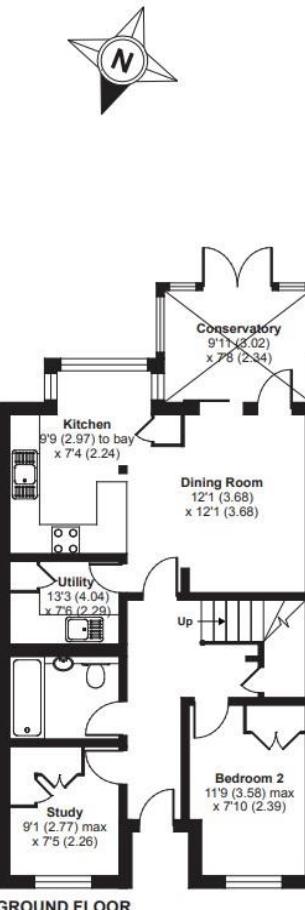
Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the afore mentioned Durdham Downs. There is also the Ashton Court Estate, across Brunel's famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."

For the commuter, the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European Cities.



Royal York Mews, Royal York Crescent, Bristol, BS8

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



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



ESTATE AGENTS
28 Princess Victoria, Clifton, Bristol
BS8 4BU
Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk

