

Blenkin

& Co

CHARTERED SURVEYORS



THE LODGE • MOUNT VALE • YORK









## THE LODGE

Newington Court,  
Mount Vale, York YO24 1DJ

York Railway Station 0.8 miles  
A64/ringroad 2 miles • Leeds 23 miles

**Exceptional townhouse  
discreetly located at the edge  
of York Racecourse**

2 reception rooms • cloakroom wc • boot  
room/store • kitchen breakfast room  
principal bedroom suite with dressing  
room and shower room • 2 further  
bedrooms • house bathroom

Garden • garage • parking for 2 cars

For Sale Freehold



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The Lodge is a recently renovated Regency townhouse discreetly concealed behind Tadcaster Road on a tranquil plot adjacent to the Knavesmire and York Racecourse. From here the city centre and railway station are but a short stroll away. This elegantly designed property enjoys advantages not shared by many York townhouses being set back from the main thoroughfare with a garage, additional parking, delightful garden and acres of public green space alongside.

- Exceptional period townhouse in one of York's most favoured areas
- Semi-detached townhouse with versatile accommodation of more than 1500 sq ft
- Luxurious finish, high spec fittings and full of character
- Generous sized rooms and high ceilings
- Delightful west facing landscaped garden, sheltered and peaceful

- Garage and secure private parking
- Comfortable stroll to the city centre and railway station
- Easy access along the A1036 to the A64 and A1(M)

The Lodge is a stylishly and practically designed house with superb features including cast iron column radiators on the ground floor, louvered tier on tier shutters in most rooms, traditional panelled doors, good ceiling heights on both floors and ample storage options.

The Kutschenhaus kitchen was fitted in 2018. The island has an induction hob and breakfast bar as well as a superb array of integrated appliances including a microwave oven and larger fridge freezer. Bifold doors open west on to the flagged terrace. The separate dining room has engineered wide oak flooring that runs through to the 29 ft sitting room. Both rooms look south over the green with Little Knavesmire beyond and the

sitting room connects to the lovely west facing garden via a pair of French doors.

Upstairs the magnificent principal bedroom suite is double height with a vaulted roof and roof trusses on display; alongside is a large en suite shower room and separate dressing room. Two further double bedrooms and a house bathroom are arranged around the central landing.

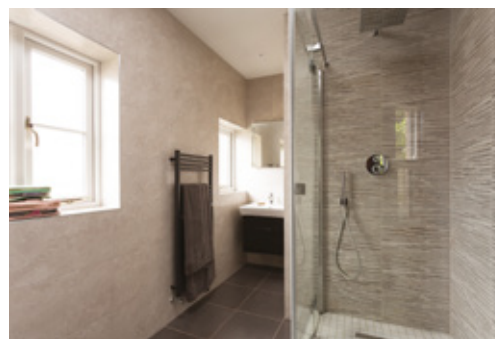
## Outside

The Lodge is set back from Tadcaster Road along a shared drive that gives access to the private garage. Timber gates open to the secure, private parking space. It is understood that there is a third space available alongside the boundary as part of the communal parking overflow. The garden itself lies to the front of the house enjoying west facing sunshine. It is part walled and beautifully landscaped with ample lawn, gravelled paths and seating areas, a flagged terrace and brick-built pizza oven. Bordering the mellow wall

are climbers such as clematis, rose and hydrangea petiolaris with standard viburnum tinus and clipped box hedging running along the boundary fence.

## Environs

The Lodge lies half a mile from Micklegate Bar and the city walls, ideally located for easy access on foot to York city centre and the railway station with its regular mainline service to London Kings Cross. Adjacent to the house lie the wide open public access spaces of York Racecourse and Hob Moor/The Knavesmire with its cycle network. Two miles to the south is the A64 giving access to Leeds and connecting to the A1M and M62. There are excellent state and private schooling options at close quarter, and a good bus service runs along Tadcaster Road.



**Tenure:** Freehold

**EPC rating:** D

**Services & Systems:** All mains services connected. Gas central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

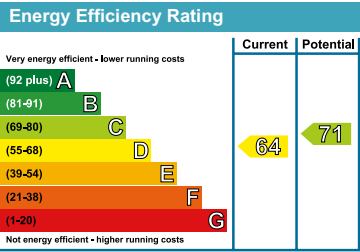
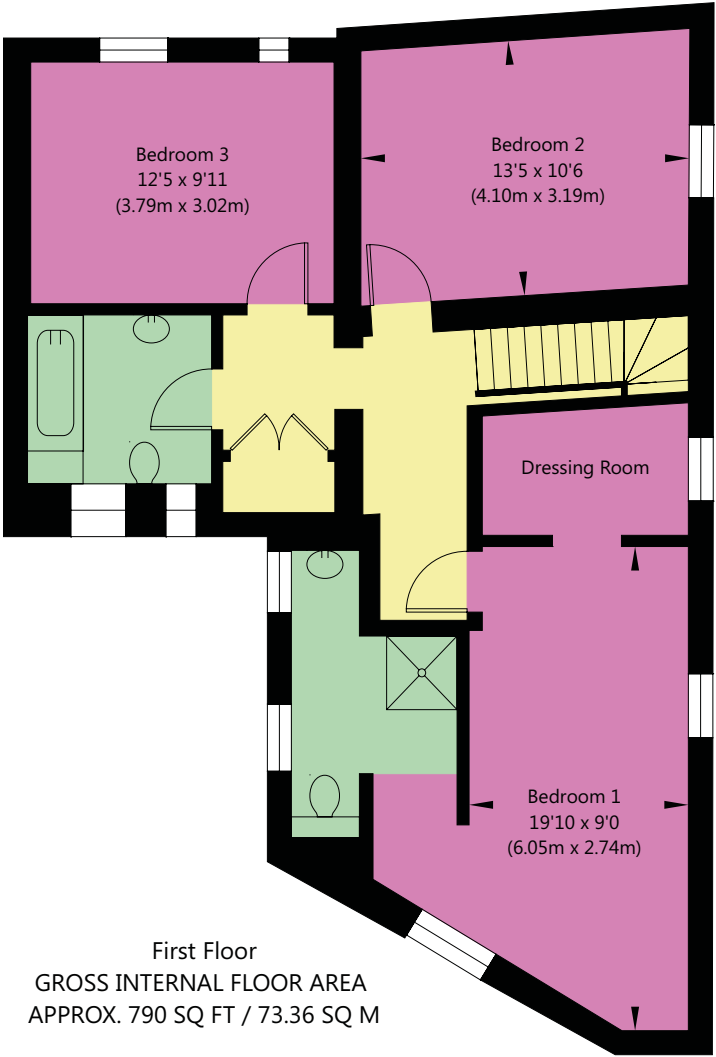
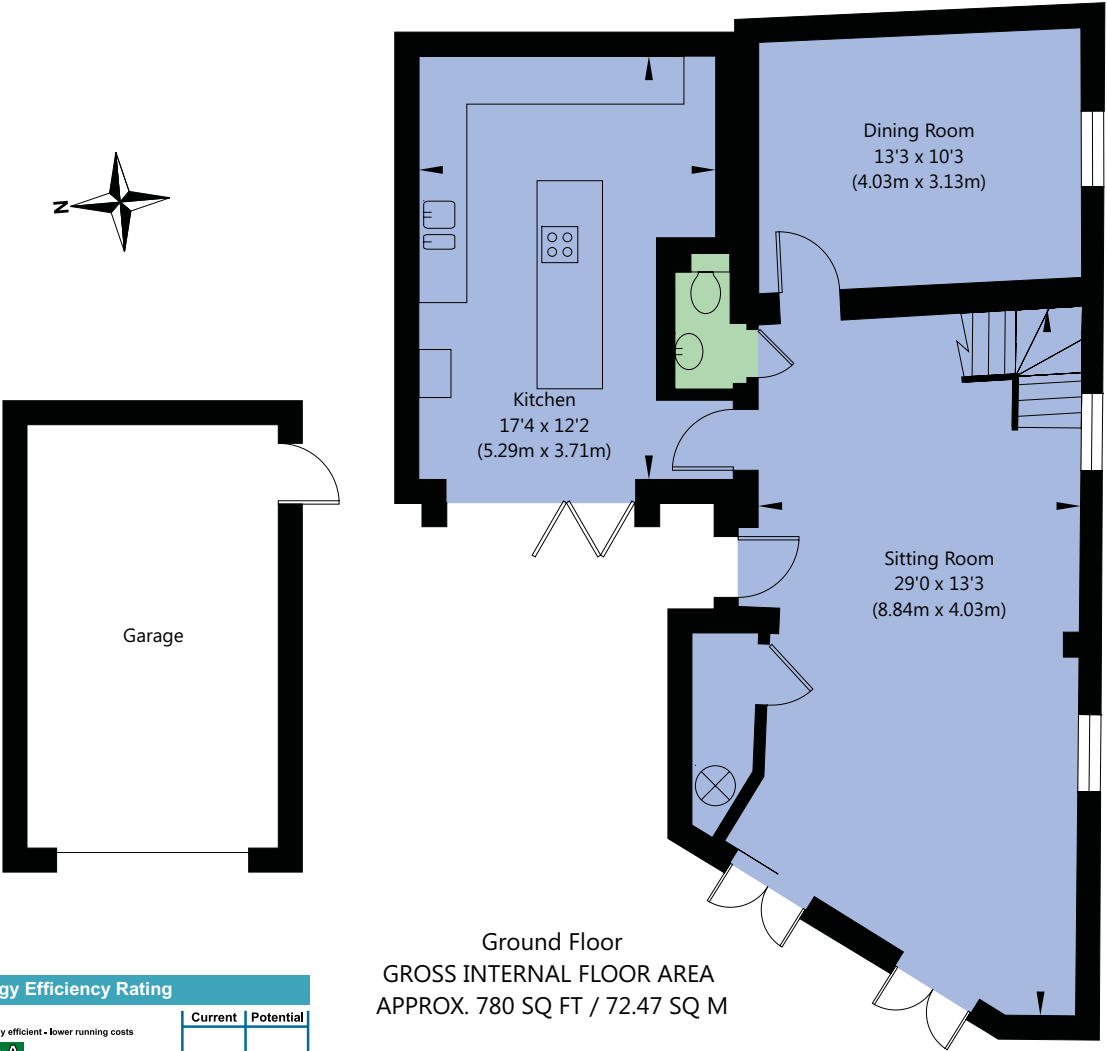
**Viewing:** Strictly by appointment

**Local authority:** City of York  
01904 551550 [www.york.gov.uk](http://www.york.gov.uk)

**Directions:** The Lodge lies on the corner of Tadcaster Road and Knavesmire Road. From tall brick gateposts on Tadcaster Road, The Lodge can be seen at the far end of the drive.

**The Lodge, Newington Court, Mount Vale, York YO24 1DJ**  
**Approximate Gross Internal Floor Area 1570 SQ FT / 145.83 SQ M - (Excluding Garage)**

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** May 2022. Brochure by wordperfectprint.com





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