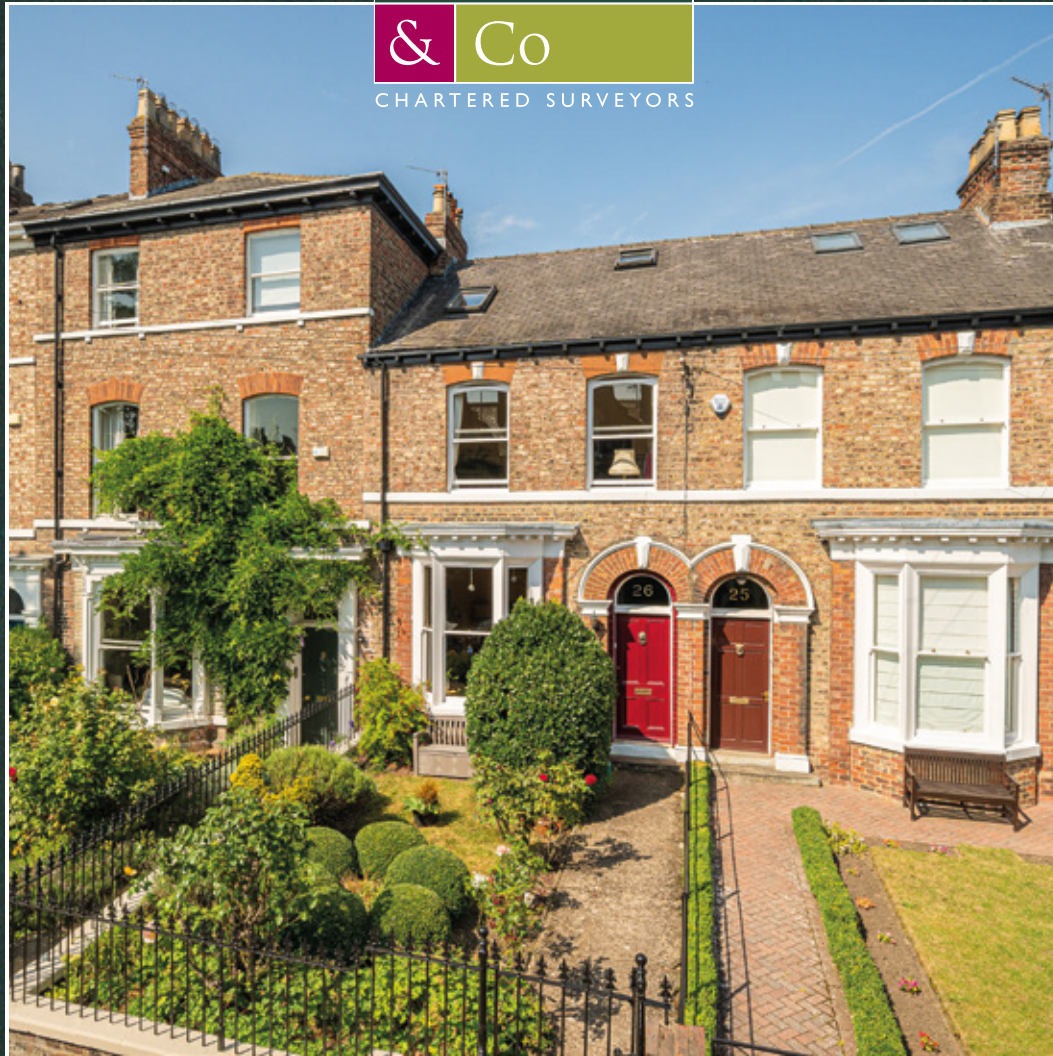


Blenkin

& Co

CHARTERED SURVEYORS



26 NEW WALK TERRACE • YORK





26 NEW WALK TERRACE

York YO10 4BG

York city centre ½ mile • railway station 1 mile

York ringroad/A64 2 miles • Leeds 28 miles

**Attractive Victorian
townhouse within one of York's
most popular streets with
riverside walks into the city
centre**

Vestibule • staircase hall • 3 reception
rooms • kitchen • utility room and wc
outside store • 2 double bedrooms
house bathroom • second floor home
office/occasional bedroom 3

Front garden • enclosed rear courtyard
residents' parking

For Sale Freehold

Dating from 1870, No. 26 is a handsome townhouse standing behind traditional railings with a long front garden and delightful outlook. It has elegantly proportioned rooms and provides appealing accommodation of 1784 sq ft. New Walk Terrace is a much loved York street originally conceived to take advantage of the tree-lined riverside path created during the reign of King George III and which, to this day, provides a pleasant shortcut to the city centre.

- Victorian townhouse in the heart of York
- Wealth of period features
- Versatile accommodation arranged over three floors
- Superb second floor room ideal as a home office
- Fine outlook across a south facing garden
- Adjacent to riverside walks and close to Rowntree Park
- 20 minutes' walk to the railway station
- Easy access to the southern section of the ringroad, Leeds and A1M
- Convenient for the University of York

No. 26 New Walk Terrace retains many period features including the original Victorian wrought-iron railings and a four-panelled front door with brass furniture and glazed overlight; inside there are exposed floorboards, stripped panelled doors with architraves, open fires, sash windows, working shutters, ceiling cornice and picture rails.

The ground floor has been extended to create additional living space with a large roof lantern that floods this room and the connecting dining room with natural light. The fitted galley kitchen has a large Belfast sink, tiled floor, deep pantry and useful hatch. Alongside is the utility room and wc with original wooden lead-lined JapKap cistern. A rear door opens to the enclosed courtyard. The dining room has a gas fire and the sitting room an open fire housed within a

decorative mosaic surround and cupboards to either side. This delightful front room also has a deep bay window with the original shutters and faces south over the attractive garden to the 'Twelve Apostles' beyond.

The 17ft principal bedroom has an ornate fireplace and pair of south facing windows; the second bedroom is a generous double also with a pretty cast iron bedroom fireplace. Both are served by a family bathroom with claw foot cast-iron bath. A decorative spiral staircase rises to the second floor room lit by three Velux windows, ideal as a superb home office but also suitable as an occasional guest bedroom.

Outside

The attractive south facing front garden is enclosed by wrought-iron railings. An area of lawn along with planted beds and mature shrubs provide a pleasant area for sitting out. To the rear of the house is a secure courtyard ideal for storage and providing pedestrian access. CCTV cameras overlook the front and rear doors.

Environ

Running west from Fishergate, New Walk Terrace is rightly considered to be one of York's most desirable residential streets. Greatly elevated from the river Ouse it a no-through road with stone steps descending to the delightful riverside 'New Walk' that leads into the city in one direction and to Rowntree Park over Millennium Bridge in the other. The property is convenient for a range of excellent schools, both state and independent. Fishergate has many local amenities with the Barbican Centre, York's biggest music and arts venue, close by as well as a number of green open spaces. The mainline railway station provides a regular service to London, Edinburgh and Manchester Airport.

Tenure: Freehold

EPC rating: D

Services and Systems: All mains services. Gas-fired 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

Directions: From Fishergate turn right into New Walk Terrace and No. 26 can be seen half way down on the right hand side.

Local authority: City of York
01904 551550



26 New Walk Terrace, York YO10 4BG

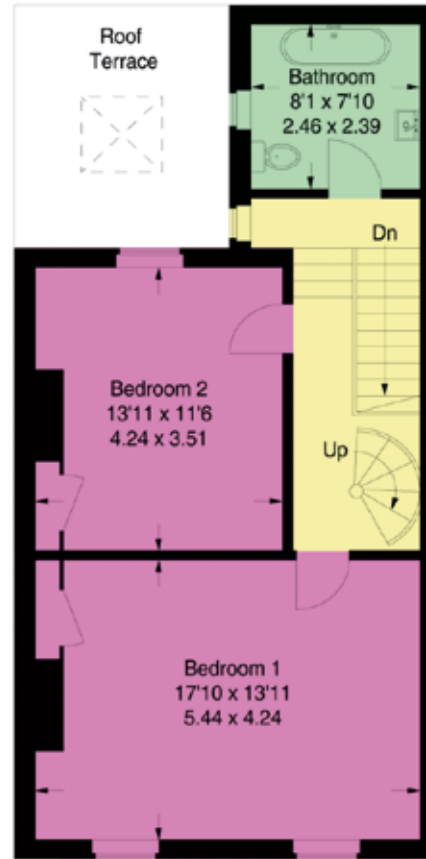
Approximate Gross Internal Floor Area

Ground Floor (Including Outside Space) = 857 sq ft / 79.6 sq m, First Floor = 606 sq ft / 56.3 sq m, Second Floor (Including Eaves Storage) = 321 sq ft / 29.8 sq m
 Total = 1784 sq ft / 165.7 sq m

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



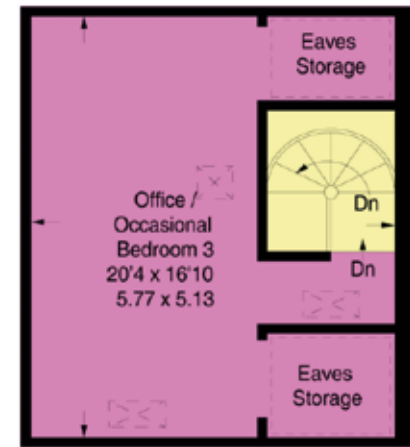
Ground Floor



First Floor



= Reduced headroom below 1.5 m / 5'0



Second Floor

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** August 2020 and **Particulars** January 2021. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			75



City

Country

Coast

