

# THE BRIDGES

Peckitt Street, York



## THE BRIDGES

**City centre townhouse offering superlative luxury and enjoying an elevated riverside setting**

*Railway station ½ mile • York ring road 2½ miles*

Staircase hall • cloakroom/wc • sitting room • kitchen/dining room with terrace

Principal bedroom suite with dressing area and bathroom

3 further bedrooms • further bathroom

Double-length garage with workshop

Gated riverside courtyard space

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

[sales@blenkinandco.com](mailto:sales@blenkinandco.com)

01904 671672

[blenkinandco.com](http://blenkinandco.com)

# The Bridges, Esplanade Mews, Peckitt Street, York YO1 9SF

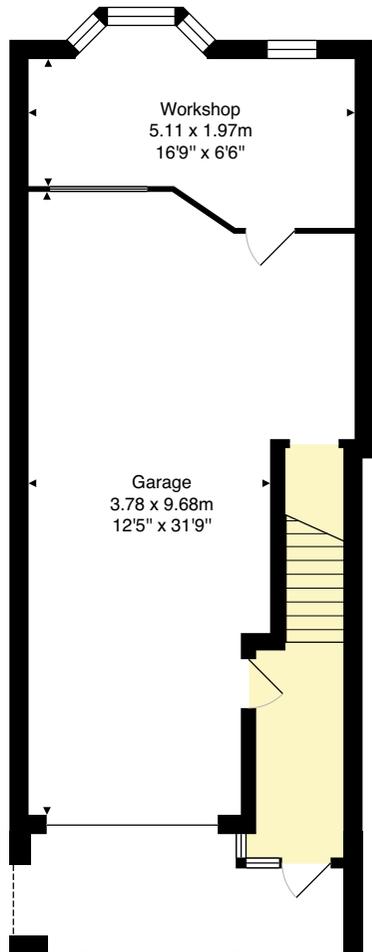
## Approximate Gross Internal Floor Area

1859 SQ FT / 172.7 SQ M

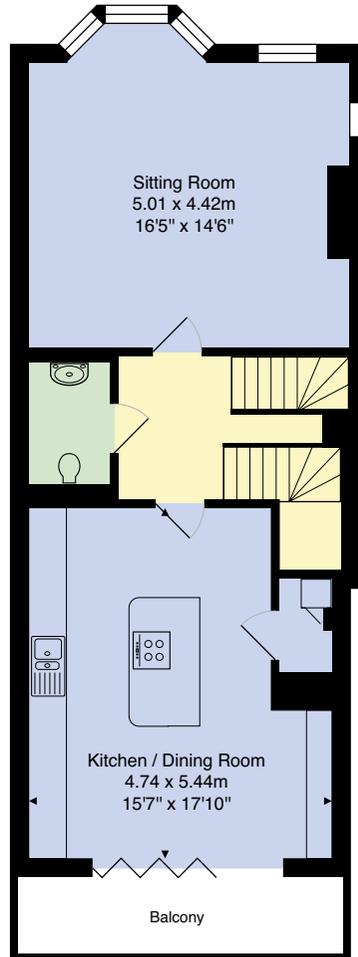
(excluding balcony, garage, workshop)

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

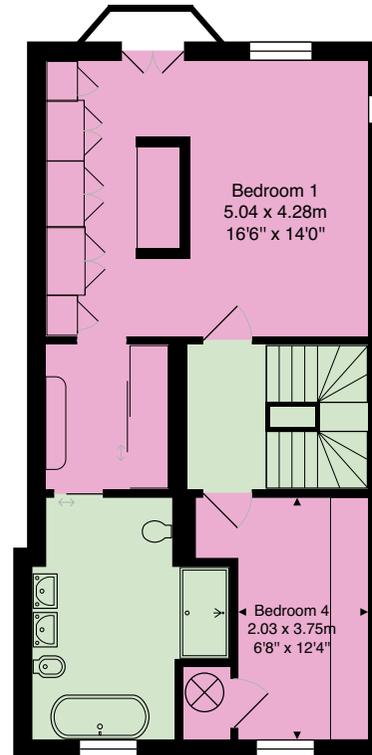
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



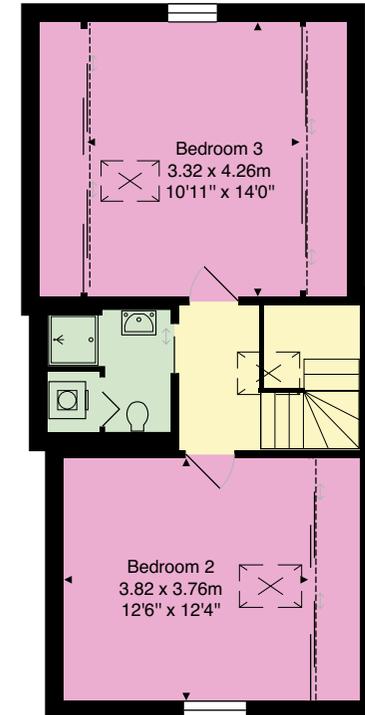
Ground Floor - (Excluding Garage & Workshop)  
Area: 8.1 m<sup>2</sup> ... 87 ft<sup>2</sup>



First Floor  
Area: 61.7 m<sup>2</sup> ... 664 ft<sup>2</sup>



Second Floor  
Area: 53.7 m<sup>2</sup> ... 578 ft<sup>2</sup>



Third Floor  
Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup>



City

Country

Coast

The Bridges is an outstanding city-centre townhouse, designed in a timeless modern-classic style. A £200,000 programme of enhancements, recently completed by the original and sole owners, has created an uncompromisingly luxurious residence that is both future-proofed and highly practical. Forming part of an exclusive gated community, the property offers outstanding birds-eye views up and down the river and includes an integral garage with workshop. Immaculately presented throughout and ready for immediate occupation, The Bridges is offered for sale with no onward chain.

- Stand-out York city centre townhouse
- Riverside outlook – southwest facing
- Near-zero flood risk assessment from Environment Agency
- Highly energy efficient – EPC rating B
- Versatile living accommodation of nearly 1900 sq ft - up to 4 bedrooms
- Exceptional specification throughout
- Secure gated community – ideal lock up & leave
- Integral garage for up to 2 cars plus workshop
- Short stroll to city centre amenities, including the railway station



**Tenure:** Freehold with an estate charge for the maintenance of shared areas

**EPC Rating:** B

**Council Tax Band:** G

**Services & Systems:** All mains services. Gas central heating. Underfloor heating throughout. Lightwave lighting system, Solar energy system. Water mist fire suppression system.

**Fixtures & Fittings:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers

must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Local Authority:** York City Council [www.york.gov.uk](http://www.york.gov.uk)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The Bridges is one of four contemporary townhouses on Esplanade, forming part of The Old Fire Station development – a 2019 collaboration between Helmsley Group and York-based developer London Ebor. Positioned as an attached but projecting end-of-terrace, the house enjoys both southerly and westerly aspects, with attractive views along the river.

The recent renovations include upgrade the layout to provide a superb principal bedroom suite and fitting a handmade kitchen and bathrooms, all beautifully appointed. Taller windows have been fitted to improve outlook and light, additional improvements have been made to fixtures and furnishings, and intelligent lighting and zoned heating have been installed – all adding comfort and sophistication. Underfloor heating runs throughout the property and bespoke wooden louvre shutters and electric blinds have been fitted.

The property is future proofed with flood barriers and a sealed drainage system. Its physical elevation and infrastructure combine to create an exceptionally low flood risk profile (one in a hundred years).

The kitchen/dining room features bifold doors opening onto a covered small terrace - perfectly positioned to capture the morning sun. Handmade cabinetry incorporates a bespoke bar, larder cupboard, wine fridge and integrated appliances, topped with Dekton Quartz work surfaces with Quooker boiling water and filter tap. The island unit, with its elegantly curved form, houses a German-engineered BORA gas hob with integrated downdraft extraction. A walk-in cupboard with sensor lighting provides practical storage.



The sitting room benefits from dual-aspect light through tall windows and a bay window with built-in seating and storage beneath. River views extend in both directions. A striking cinewall forms a focal point, incorporating a linear, high-efficiency glass-fronted log-effect fire, complete with dancing flames and glowing embers.

Four bedrooms are arranged across the upper two floors, two of which are currently configured as a home office and a gym, offering flexibility of use. The principal suite is particularly impressive: a southwest-facing bedroom with doors opening to a Juliet balcony with a view that spans the historic bridges across the river, from the arched stone Ouse Bridge to Skeldergte Bridge. Adjoining the bedroom is a fitted dressing room and a beautifully appointed bathroom with freestanding bath and walk-in shower. The two top-floor bedrooms feature arched windows and skylights, as well as wall-to-wall mirrored wardrobes and cupboards, providing storage and versatility.

## Outside

Electric gates from Peckitt Street open into a secure driveway shared by Esplanade Mews. The Bridges has a double-length garage that extends over 30 ft, comfortably accommodating two cars, with a small bay to the front. At the far end of the garage is a fitted workshop with bay window providing natural light. The garage is also equipped with a moveable flood barrier.



To the front, a secure garden gate leads to a walkway spanning the frontage of Esplanade Mews. The area directly in front of The Bridges provides a private outdoor seating space.

## Environs

As the YO1 postcode suggests, this property enjoys a city centre setting. Peckitt Street borders iconic Clifford's Tower, an area with approved regeneration plans to transform it from a car park into The Castle Gardens, a new public green open space. This historic quarter with its castle and museum lies on the eastern edge of the city centre within easy reach of all York's amenities including independent schools. The railway station is a short walk along the riverside and across the bridge.

## Directions

Where Clifford Street and Tower Street meet, adjacent to Clifford's Tower, head south down Peckitt Street and the gates to Esplanade Mews are on the right hand side.

**What3words:** ///upper.landed.chops

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal and 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, property spec and video highlights:** February 2026. Brochure by wordperfectprint.com

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