

elephant 



£600,000

93 York Road, Montpelier, Bristol, BS6 5QD

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

93 York Road Montpelier, Bristol, BS6 5QD

A beautiful Victorian built home on York Road. Set back in an elevated position in the heart of Montpelier this interesting property has bay windows on two sides of the building.

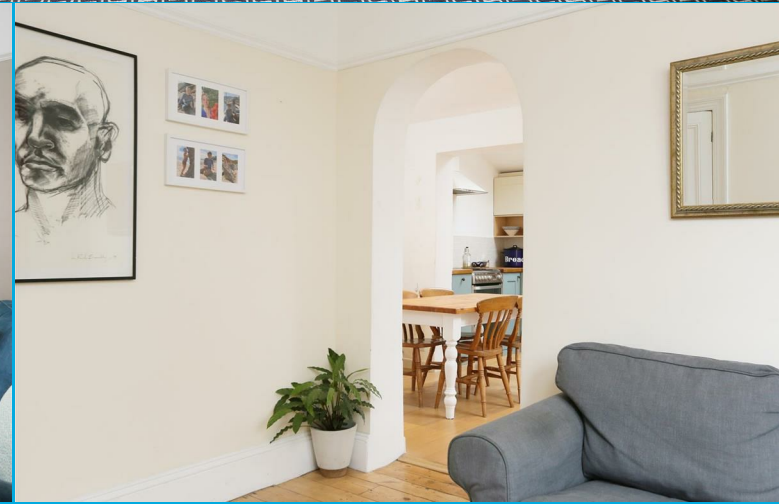
The accommodation on the ground floor comprises a living room at the front with a bay with sash windows and a built-in seat. The original cornice, picture rail and floorboards have been retained while a cast iron multi-fuel burner has been added as a focal point to the room. The central hallway leads into a rear reception room which also has a bay with original sashes facing the side aspect. This room also has period character with coving, picture rail and a stripped wood floor. An archway leads into to a kitchen dining space at the rear of the house which provides access into the garden. The kitchen is fitted with a range of contemporary shaker style units with a solid work top and ceramic sink. There is plenty of space for a dining table and plenty of natural light from the velux window, large sash and glazed doors. A doorway at the rear of the room connects back to the main hallway with a useful storage built-in under the stairs and a butlers pantry with the original solid wood dresser.

Stairs rise to the first floor to three bedrooms and a large family bathroom. All bedrooms have sash windows and stripped wood floors; there are two larger double rooms and one single which is currently set up as an office. The spacious family bathroom is at the rear of the property with a contemporary white suite and window to the rear aspect.

Externally the enclosed rear garden is accessed from the kitchen and has a lower patio area with steps up to a lawn with a shed and planted borders. This lovely period home is in easy reach of all the shops and cafes on Picton Street and is within 1 mile of the city centre.





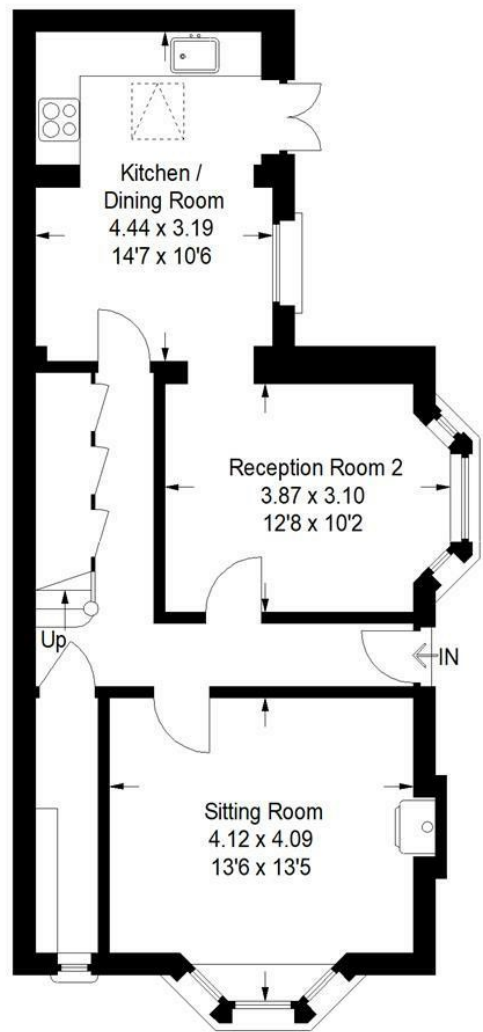


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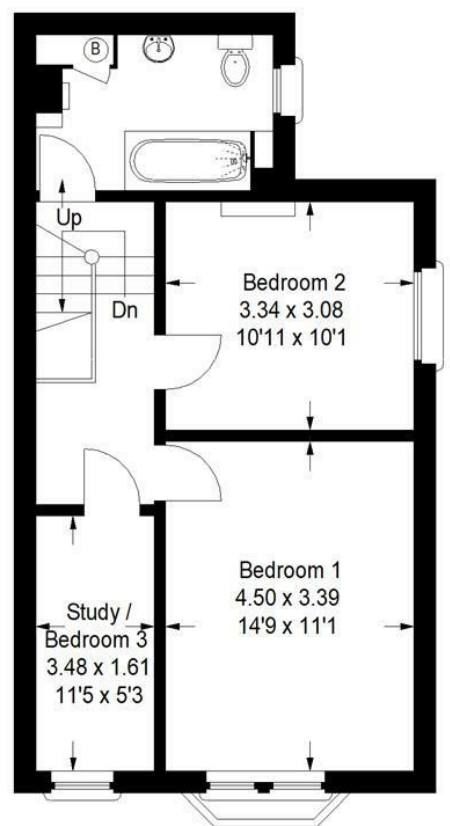
Approximate Gross Internal Area
103.1 sq m / 1110 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID839842)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk