

The word 'elephant' in a white sans-serif font, followed by a blue stylized elephant head icon.

£875,000

116 York Road, Montpelier, Bristol, BS6 5QQ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

116 York Road Montpelier, Bristol, BS6 5QQ

Offered for sale with no onward chain, an imposing and fine example of a semi-detached Victorian home, located in the heart of Montpelier.

Occupying 2242 sqft of space, the property spreads over four floors and has real presence and genuine wow factor. Ground floor accommodation comprises; Main entrance and porch that lead into the hallway with stripped wood floors. The hall leads onto a central staircase that leads to the upper floors and a W/C neatly tucked beneath.

At the front of the property is the sitting room reception which includes the bay with double glazed sash windows, original shutters, ornate ceiling cornice and rose, a wood burning stove and stripped wood floors. To the rear, the second reception room benefitting painted wood floors, ceiling cornice, a wood burning stove, twin double glazed sash windows providing far reaching views across the city and a door that leads to a southerly facing balcony and a spiral staircase leads to the lower terrace. An internal staircase leads to the lower ground floor which comprises a kitchen/dining room and a family room.

The kitchen/diner is flooded with natural light via bi-fold doors, seamlessly connects to the mature and sunny rear garden. The kitchen is fitted with a bespoke wall and base units with wood worktops over and a central island providing the perfect entertaining space. Within the kitchen there is space for a range cooker and fridge freezer, with an integrated dishwasher. To the front, a family room, which can also be occupied as a bedroom, benefitting wood floors, a bay with double glazed sashes and space for a washing machine and tumble dryer. The room connects to a modern shower en-suite and completes the lower ground floor.



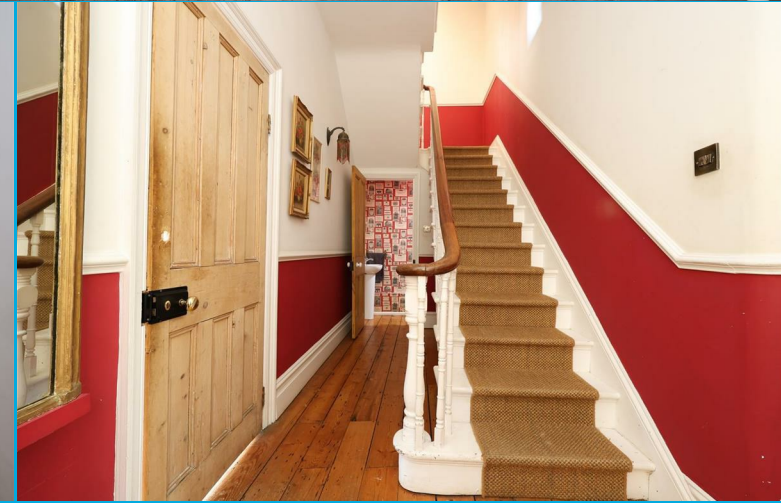
Rising to the first floor, there are three bedrooms, a study and a four-piece family bathroom. To the front, a bay-fronted double bedroom benefitting from double glazed sashes and a built-in wardrobe while the study is adjacent. Sitting centrally, is a modern four-piece bathroom, benefitting a separate bath, W/C, wash hand basin, a double-length walk-in shower and twin windows to the side aspect allowing natural light to fill the room. To the rear, is bedroom two, with stripped wood floors, a picture rail, built-in wardrobes and double-glazed sashes benefitting far-reaching views. Adjacent is bedroom four, sharing the same aspect and also benefitting built-in wardrobes.

Stairs lead to the impressive principal bedroom, which spans the depth of the property with dual-aspect windows providing plenty of natural light. To the rear, a double-glazed window provides panoramic views across the city and beyond. Sitting centrally is a walk-in wardrobe and a sliding door leads to an impressive shower en-suite and eaves storage.

Externally, the property bears a classic rubble stone Victorian facade with Bath stone accents. To the rear, the garden benefits a southerly-facing aspect and is divided into three sections. Beyond the bi-fold doors, there is a terrace which is a perfect space for al-fresco dining. Steps lead down to a lawn section, surrounded by an array of raised mature flower beds and shrubs. While to the rear, there is a seated area with slate chippings catching the last rays of the summer sunshine. The garden further benefits side access.

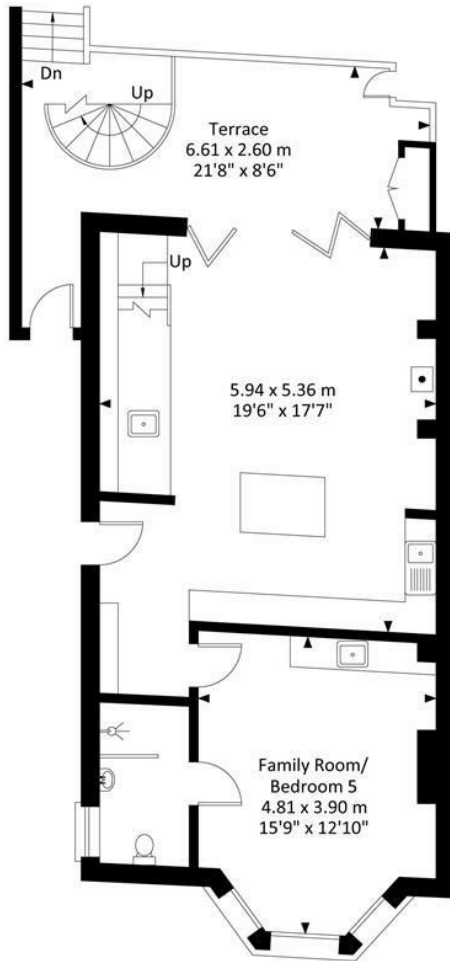
116 York Road is a property of the highest order. The practical and flexible accommodation offers a perfect blend of modern contemporary living with period character and charm. Nestled in a peaceful yet central location in popular Montpelier and providing easy, convenient access to local schools, cafes and restaurants with the city centre just a short walk away.



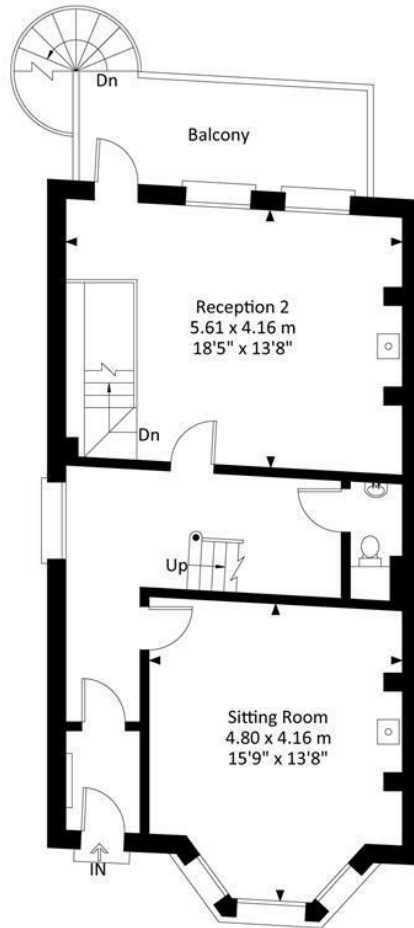


116 York Road, Montpelier, Bristol, BS6 5QQ

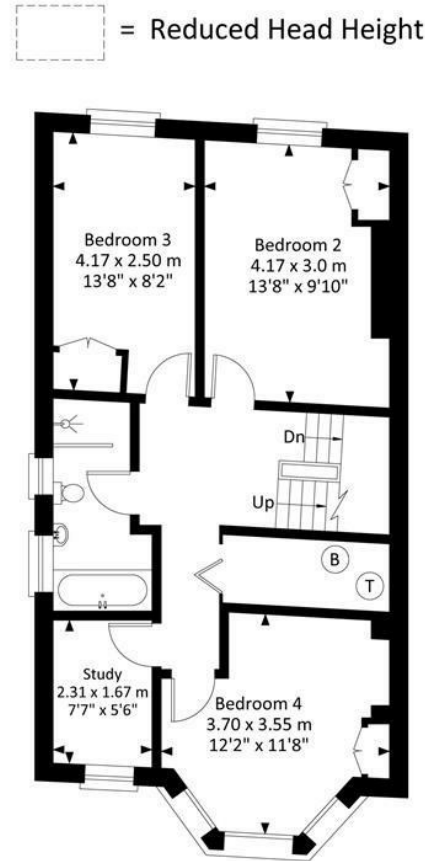
Approximate Gross Internal Area = 208.33 sq m / 2242.44 sq ft
(Excluding Eaves Store & Terrace)



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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		
(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		



elephant 

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