

**Garden Apartment, York, YO24 1EJ**

**Guide price £850,000**

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PRIME RESIDENTIAL









# Garden Apartment

**SPLENDID 3 BEDROOM APARTMENT ENJOYING SIGNIFICANT LIVING ACCOMMODATION OVER 2 FLOORS WITH A STUNNING GARDEN AND IMPRESSIVE PRIVATE ENTRANCE FROM THE MOUNT.**

Exceptional apartment in a sympathetically converted Grade II Listed building enjoying significant and versatile living accommodation over 2 floors together with a stunning private garden.

Accommodation comprises:-

Entrance Hall, Study area, 26 ft Drawing Room with period fireplace, large Kitchen Breakfast room, WC/Utility, Master Bedroom with en suite bathroom and walk-in wardrobes, 2 further bedrooms, Shower Room, WC,
Communal Entrance from Driffield Terrace, External Store, Garden, Residents Permit Parking

## DESCRIPTION

One of just 4 superb and individual apartments, the Garden Apartment is the largest and occupies 2 floors providing a sizeable and versatile living space in excess of 2,200 square feet. This splendid Grade II Listed house has been sympathetically converted providing all modern comforts whilst fully respecting the original building. The property retains many period features including fireplaces, decorative plasterwork and a dramatic floor to ceiling bow window in the drawing room which is further enhanced by working shutters and delightful garden views.

A large dining kitchen with island is ideal for cooking and entertaining and there is a useful separate utility room. Attention to detail is evident throughout the apartment with clever storage design concepts optimising the space.

The master bedroom is of significant proportions and benefits from 3 walk in wardrobes, a feature fireplace and stylish en suite, 2 further double bedrooms are served by a contemporary shower room and separate WC.

The property benefits from a private entrance from The Mount with a further shared entrance from Driffield Terrace. The delightful garden is afforded a good degree of privacy and enjoys a southerly aspect with a paved terrace seating area offering further space in which to unwind or entertain.

The Mount is one of York's most impressive addresses. it offers easy access to the city centre with its many amenities and is within easy walking distance of the railway station with some trains giving access to London King's Cross in less than 1 hour 50 minutes.



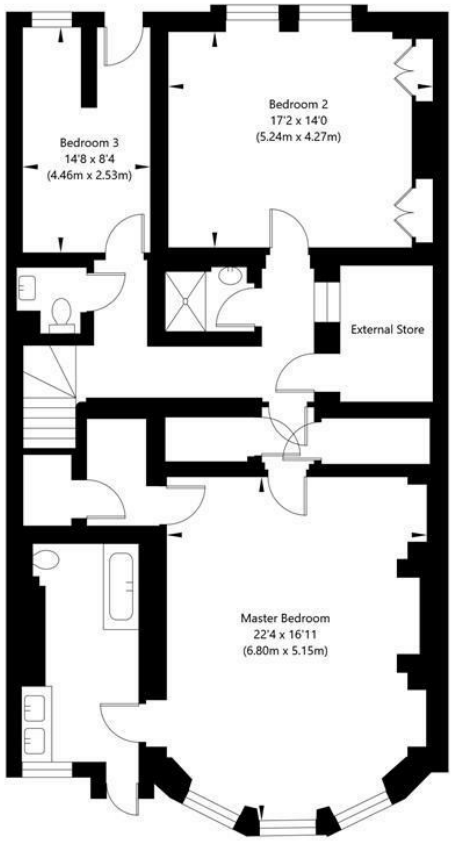




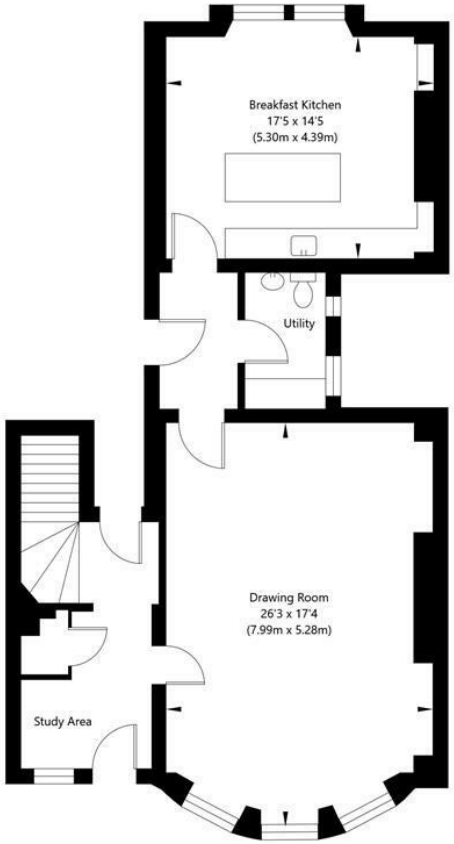

- **Splendid 3 Bedroom Duplex Apartment**
- **Grade II Listed Conversion with Modern Comforts**
- **Stunning Period Features**
- **One of Just 4 Individual Apartments**
- **Private Entrance from The Mount**
- **Exceptional Drawing Room with Full Height Bow Window**
- **Generous Kitchen Breakfast Room and Separate Utility**
- **Master Bedroom with En Suite and Walk-in-Wardrobes**
- **Superb Private Garden and Terrace**
- **Walking distance to the Station and City Amenities**

## Leasehold

# Garden Apartment, 2 Driffield Terrace, York, YO24 1EJ

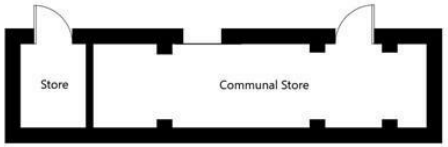



Lower Ground Floor - (Excluding External Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1222 SQ FT / 113.54 SQ M




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 976 SQ FT / 90.68 SQ M




Pavement Vaults

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2198 SQ FT / 204.22 SQ M - (Excluding Pavement Vaults & External Storage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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