

Ogleforth House, Ogleforth, York, YO1 7JG

Price guide £1,395,000

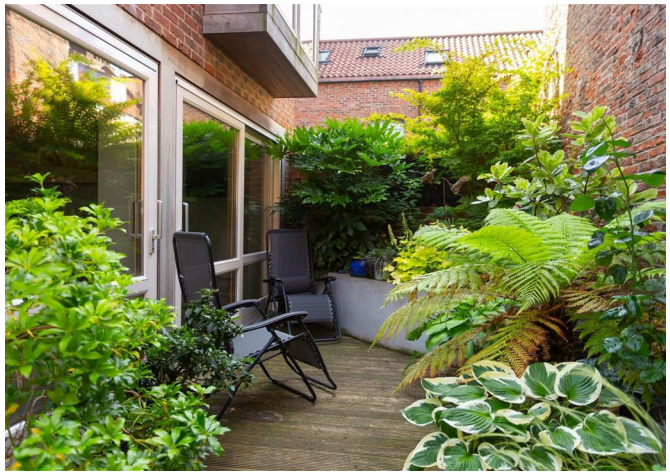
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PRIME RESIDENTIAL









Ogleforth House Ogleforth

One of York's best contemporary townhouses providing enormous style and enviable position within a much sought after location.

Modern style meets super prime location. One of York’s finest 21st century townhouses situated within the heart of the city centre, approaching 3,000sq ft of exceptional living accommodation and extensive garaging.

Accommodation comprises: gated entrance, entrance vestibule, entrance hall, WC, dining kitchen, utility room, sitting room, home office, four bedrooms, four bathrooms.
Double garage, private courtyard garden accessed directly from the kitchen, additional private parking

DESCRIPTION

Ogleforth House has been built to the highest specification and was individually handcrafted to fit a rare city centre plot in a quiet residential enclave. Where sublime design meets cutting edge technology, no expense has been spared in creating arguably York's most exceptional contemporary townhouse just steps away from York's historic Minster.

The property is approached through secure electric gates leading to extensive garaging and additional secure private parking. The house provides space and comfort in equal measure with a superb kitchen family room opening to the well-stocked urban garden and a stunning first floor sitting room with cathedral ceiling and feature 'wall of flame' fire. There are 3 bedrooms and 4 bathrooms and an additional bedroom/ office to the top floor currently used as an artist's studio. The primary bedroom occupies the entire 2nd floor and features a cathedral ceiling and 2 en suite bathrooms together with quality fitted wardrobes and vanity area.

City centre living at its very best, the principal shopping streets, bars, cafés, restaurants and theatres of York are steps away, and the mainline York Railway Station (connection to London in best time of 1hr 50 mins) is also within walking distance. Vehicular access to the major road network is also on your doorstep.



- **Exceptional contemporary townhouse in the heart of the city**
- **Striking architect designed property with high-end finishes throughout**
- **4 bedrooms and 4 stunning bathrooms**
- **Impressive sitting room with cathedral ceiling**
- **Stylish kitchen/diner with separate utility**
- **Dramatic oak and glass cantilever staircase**
- **Extensive parking options and double garage**
- **Secure gated property- ideal lock up and leave**
- **Steps away from York Minster**
- **Rare listing**

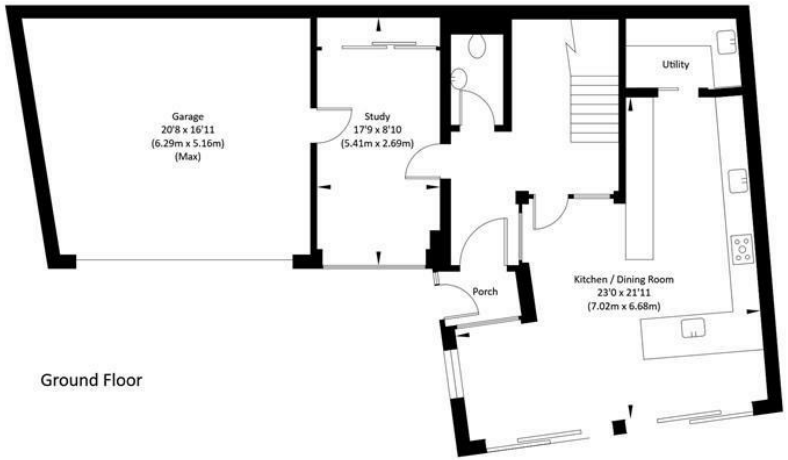




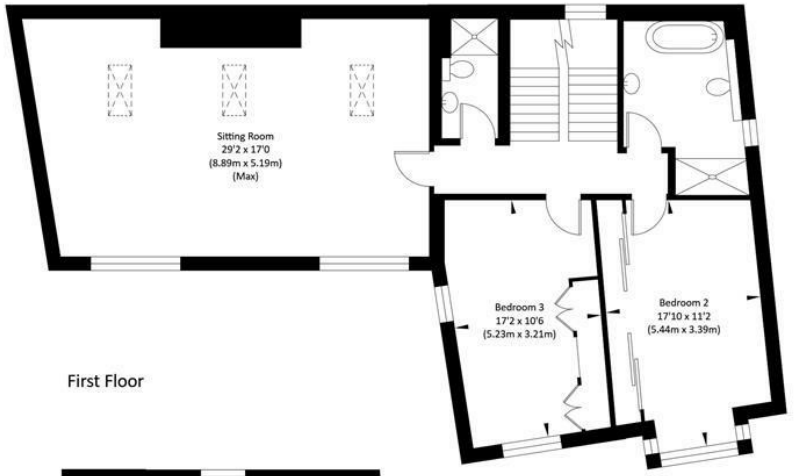
Freehold

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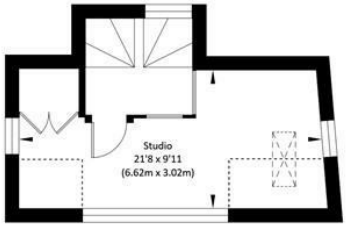
APPROXIMATE GROSS INTERNAL FLOOR AREA
House (Excluding Garage) - 2838 SQ FT / 263.67 SQ M
Total - 3173 SQ FT / 294.81 SQ M



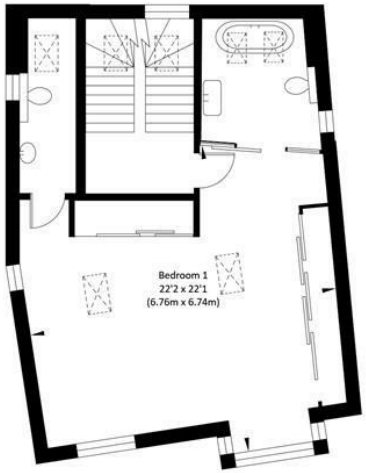
Ground Floor



First Floor

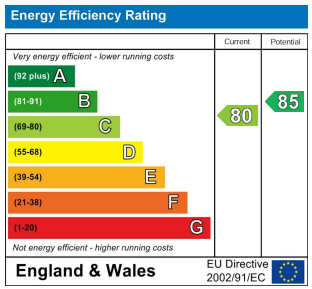


Third Floor



Second Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows are approximate and should be independently verified
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