

36, Melbourne Street, York, YO10 5AQ

Guide price £450,000

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PRIME RESIDENTIAL









36 Melbourne Street

This stunning city home offers the best of modern comforts whilst enjoying the proportions and character of a traditional period property.

Comprehensively refurbished townhouse with high level finishes providing spacious accommodation of elegant proportions. Ideally situated in a much sought after residential area close to the city centre and railway station.

Accommodation comprises:-

Entrance hall, sitting room, free flowing kitchen/family room, 2 double bedrooms, family bathroom,
Forecourt garden and generous south facing courtyard garden to rear

DESCRIPTION

An elegant period town house of handsome proportions, this property provides bright and generous accommodation over 2 floors. Comprehensively renovated by a local award-winning builder, the house provides the best of modern comforts whilst retaining an abundance of character.

The ground floor has been cleverly extended and is largely free flowing with tall ceilings featuring deep cornicing. The property has been re-wired and re-plumbed with a brand new heating system and boiler and bespoke timber framed sash windows throughout.

The stylish shaker style kitchen is at the heart of this stunning renovation and showcases quartz worktops, and brand new appliances, including an AEG induction hob with downdraft extractor, fridge freezer and dishwasher. There is a contrasting central island with dining area and a dramatic roof lantern which floods the property with light. Aluminium bi-fold doors give access to a walled, south facing courtyard garden.

Upstairs there are two generous double bedrooms and a contemporary bathroom with full height ceiling, stylish wall to ceiling tiling, full size hotel style mirror and quality Villeroy and Boch fittings.

Melbourne Street is ideally placed just off Fishergate, it offers easy access to the city centre, the railway station and the university and enjoys delightful riverside walks close by.



- **Comprehensively renovated town house in popular residential street**
- **Re-wired and re-plastered throughout**
- **New plumbing system with high level radiators and brand new combi boiler**
- **Stunning wooden sash windows installed throughout**
- **Cleverly extended kitchen/family room with stylish rooflight/lantern and bi-fold doors to garden**
- **Brand new shaker style kitchen with built in appliances and contrasting central island with quartz worksurfaces**
- **Stylish new Vileroy and Boch bathroom with feature vaulted ceiling**
- **Original features including fireplaces and decorative plasterwork retained**
- **Ideal location close to the city centre and in the catchment for Fulford School**
- **Easy access to the railway station and major road networks**

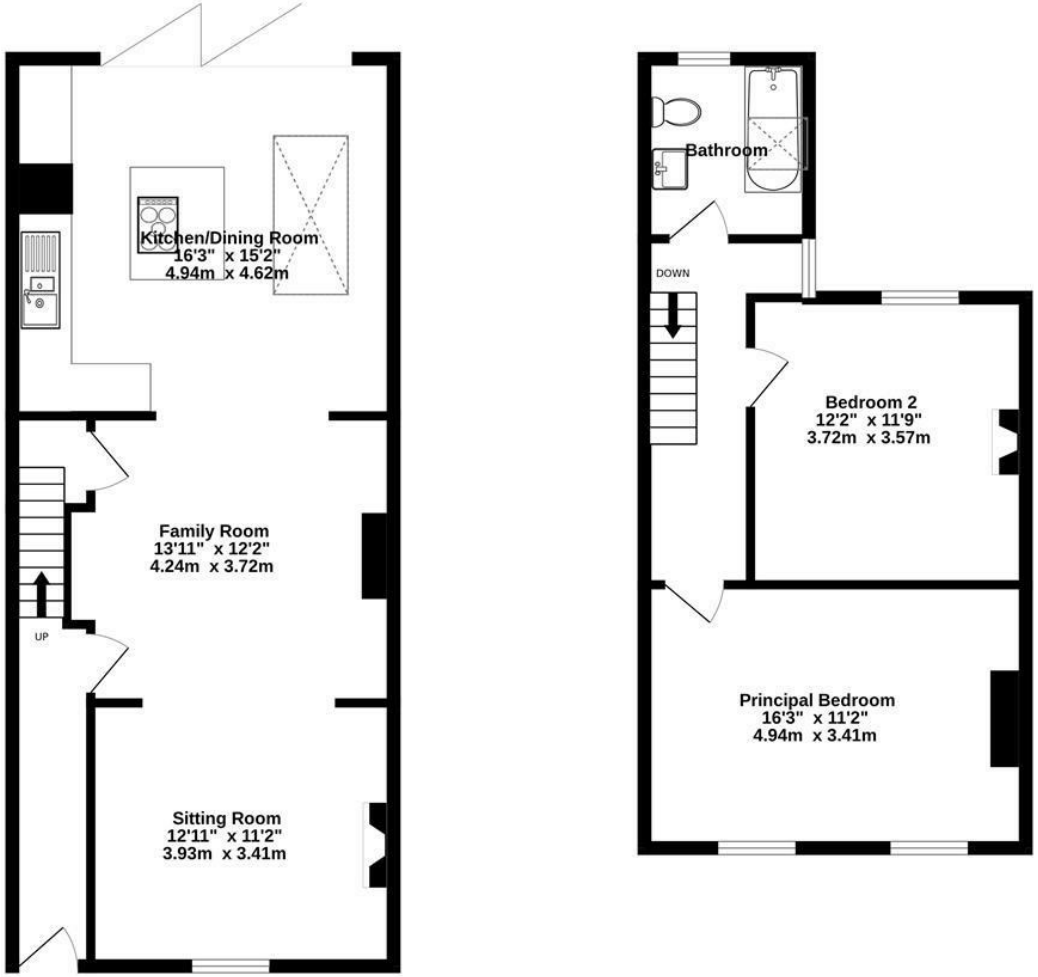




Freehold

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

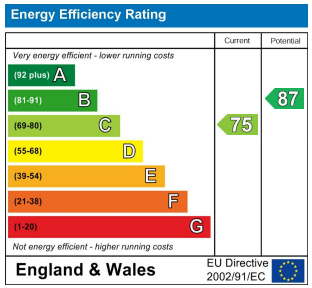
1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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