

The Warehouse, York, YO10 4BA

Guide price £600,000

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PRIME RESIDENTIAL









The Warehouse

STUNNING FORMER WAREHOUSE CLOSE TO THE CITY CENTRE PROVIDING A UNIQUE HOME WITH LANDSCAPED URBAN GARDENS AND UNRIVALLED HIGH END FINISHES.

Completely unique, this former warehouse provides significant living space with high end finishes and enormous style close to the city centre and railway station.

Accommodation comprises:-

Entrance hall, free-flowing sitting/dining room, kitchen, WC, 4 bedrooms, primary with en suite shower room, house bathroom, walled garden to front and rear.
Residents parking

DESCRIPTION

Originally a warehouse serving the York Beer and Wine shop, this period building has been re-purposed and cleverly designed to provide a stunning home in one of York's favourite riverside streets. The award-winning builder has delivered some of York's most stand-out houses and this meticulous project combines scale and comfort to provide a fabulous home.

The versatile living space is arranged over 3 floors and provides almost 1400 square feet of stylish accommodation together with 2 urban landscaped gardens ideal for entertaining.

A sociable house, the ground floor is free-flowing and opens to both gardens front and back via fully glazed walls bringing the outside in. There are 4 bedrooms, the primary with an ensuite shower room and a stylish family bathroom.

The property benefits from a 10 year warranty and is 'as new' with complete re-wiring/re-plumbing, re-plastering, bespoke windows and all new interiors including kitchen and bathrooms. It enjoys an impressive EPC rating given the age of the original building.

Sandringham Street is ideally placed high above the river but with easy access to the delightful walks into the city and towards the Millenium Bridge, Bishy Rd, Rowntree Park and Fulford Ings. It offers easy access to the city centre, the railway station and to the university.

- **Unique former warehouse in much admired residential street**
- **Significant living accommodation approaching 1400 square feet over 3 floors**
- **Contemporary free flowing interiors and stunning landscaped exteriors**
- **Generous sitting room with bi-fold doors to urban walled garden**
- **Stylish kitchen with built in appliances**
- **4 bedrooms, primary bedroom with en suite**
- **Impressive family bathroom**
- **Ideal location close to the city centre and railway station**
- **Beautiful riverside walks and access to the Millenium Bridge close by**
- **Turnkey 'as new' home with 10 year warranty. Ideal 'lock up and leave'**

Freehold







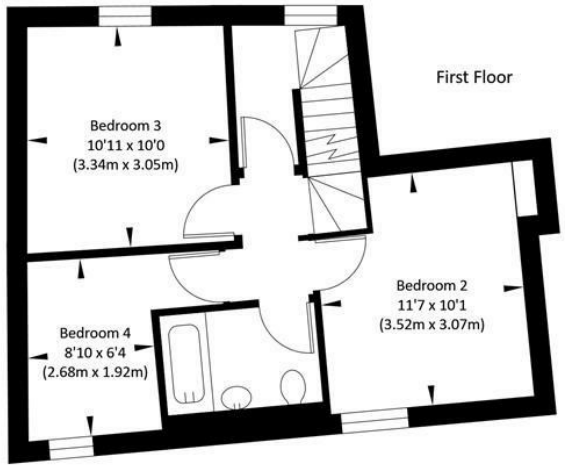
The Warehouse, 28 Sandringham Street, York, YO10 4BA

APPROXIMATE GROSS INTERNAL FLOOR AREA
1388 SQ FT / 128.99 SQ M

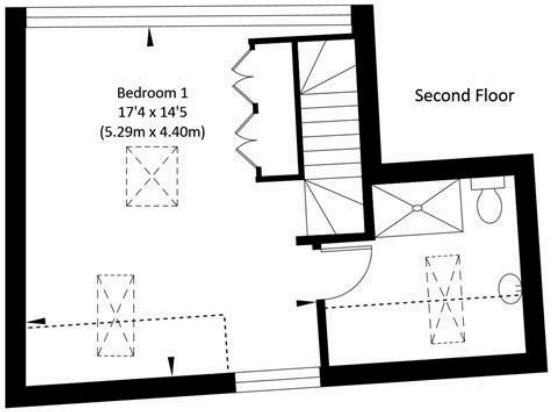
Ground Floor



First Floor

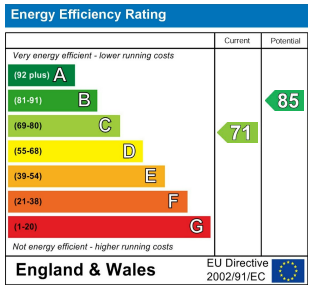


Second Floor





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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