

15, Lower Darnborough Street, York, YO23 1AR

Offers over £400,000

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PRIME RESIDENTIAL









15 Lower Darnborough Street

Super stylish home, beautifully upgraded and extended to provide 3 bedrooms and a delightful south-facing courtyard garden.

Comprehensively renovated, this 3 bedroom period home is ideally situated just off 'Bishy Road' within walking distance of the city centre, Rowntree Park and the railway station.

Accommodation comprises:-

Entrance hall, double reception room, kitchen, utility area and ground floor WC, 2 double bedrooms, bedroom 3/home office, luxury family bathroom

Landscaped courtyard garden

DESCRIPTION

A beautifully presented three-bedroom Victorian town house, recently refurbished to a high standard and situated in one of York's most desirable residential areas. Enjoying a quiet position the property is just moments from the award-winning Bishy Road and within walking distance of Rowntree Park, York city centre and the railway station.

Combining elegant period features with stylish modern finishes, this property offers sophisticated city living in a thriving community. The current owners have undertaken a sympathetic programme of works including a loft conversion, full re-wiring and upgraded plumbing. They have cleverly re-configured the ground floor introducing a stylish new kitchen with a separate utility area and downstairs WC. There is a double reception room with large windows and reclaimed feature fireplace.

To the upper floors are 3 bedrooms and a very generous bathroom with luxury bath and large walk-in shower.

The property which is double glazed throughout, is move-in ready and has been beautifully redecorated. The free- flowing living space is ideal for modern life with light flooding from front to back. There is a delightful courtyard garden which has been professionally landscaped; enjoying a good degree of privacy, this pretty south facing area is generous and comfortable, ideal for al-fresco dining/entertaining.

Situated on a quiet residential street just off Bishopthorpe Road, this property enjoys immediate access to one of York's most celebrated communities. recognised as one of Britain's best high streets for its strong local character and independent businesses. York city centre, the train station, Rowntree Park, and The Knavesmire are all within easy reach, along with delightful riverside walks and highly regarded local schools.



- **Comprehensively renovated and extended 3 bedroom townhouse**
- **Re-wired and upgraded plumbing/heating system with combi boiler**
- **Brand new kitchen with shaker style units, and induction hob**
- **Cleverly re-configured utility/ground floor WC**
- **Elegant double reception room with feature fireplace**
- **2 double bedrooms**
- **Newly converted loft providing single bedroom 3/home office**
- **Stunning family bathroom with large bath and walk-in shower**
- **Beautiful south facing landscaped courtyard garden**
- **Ideally positioned just off Bishy Road and close to delightful riverside walks**

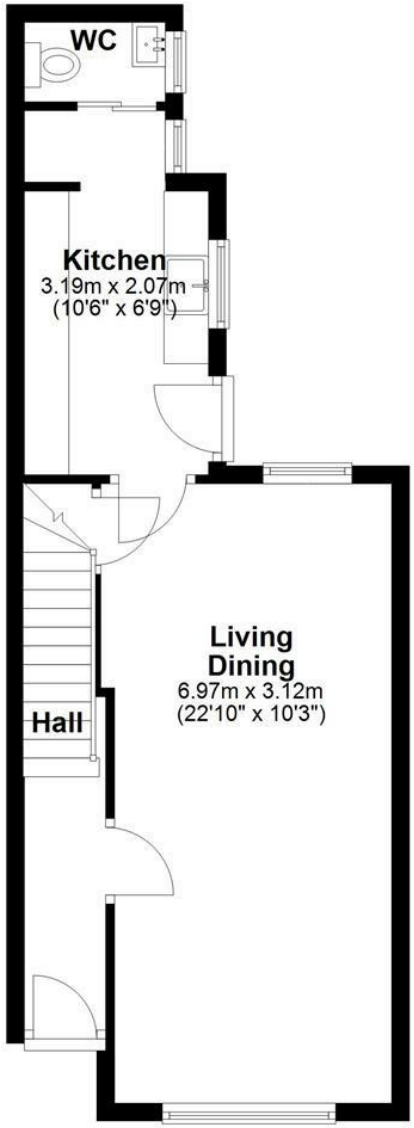




Freehold

Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



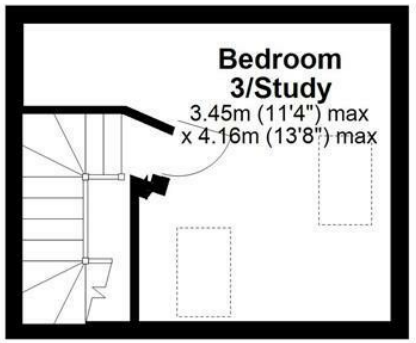
First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)

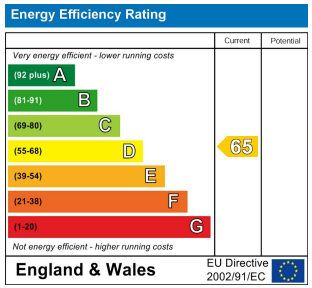


Second Floor

Approx. 13.8 sq. metres (148.9 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 sq. feet)



YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG
T. 01904 202820 | **E.** info@prime-resi.com
WWW.PRIME-RESI.COM