



1A CAREY STREET, YORK
£375,000

Carter Jonas

1A CAREY STREET, YORK, YO10 4DN

Originally serving as stabling for the former Victorian police station, 1A Carey Street has been newly converted to exceptional standards. Providing low-maintenance, detached accommodation with off-street parking, the property would make an ideal 'lock up and leave' city pad, a holiday let/investment property, or even a full-time residence.

The design and layout are focussed around an enclosed walled courtyard, optimising the south-facing aspect with full-height glazing and bi-folding doors enhancing the natural light throughout. A vaulted ceiling showcases characterful beams, contrasting beautifully with contemporary style and modern convenience; aluminium windows, electric curtains and blinds (Resstende), Velux electric roof lights, Loxone Home Automation system, Cat6 cabled, Nu-Heat wet underfloor heating and an MVHR system. Fixtures and fittings have been carefully selected, sourced from high-end Italian designers; Davide Groppi light fittings, an Abimis kitchen, Ex.t and Aquaelite bathroom fittings, Listone Giordano and Graniti Fiandre floorings.

The pretty walled courtyard enjoys plenty of sun and complete privacy, creating the perfect indoor-outdoor living and entertaining space. There is an off-street parking space and electric car charger cabling at the front, enclosed by gates.

Carey Street is located in the Fulford area of York, with riverside walks into the city centre with its historic attractions and wide variety of shops and restaurants. The nearby Millennium Bridge provides a quick route to Rowntree Park and Bishopthorpe Road, with easy access to the railway station, and to the A64 road network for travel further afield.

TENURE Freehold

EPC BAND C

A SUPERBLY CONVERTED COACH HOUSE WITH A PRIVATE WALLED COUTYARD AND OFF-STREET PARKING, PEACEFULLY SITUATED A SHORT DISTANCE FROM YORK CITY CENTRE.

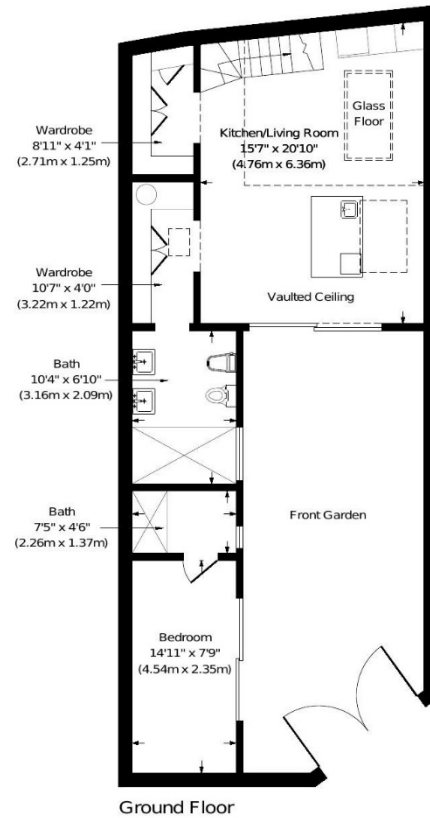


Classification L2 - Business Data

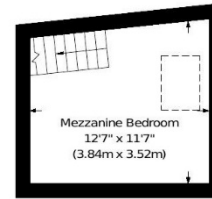


1a Carey Street

Approximate Gross Internal Floor Area = 73 sq m / 782.4 sq ft
Ground Floor Area = 59.3 sq m / 635 sq ft
First Floor Area = 13.7 sq m / 147.4 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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