



75 THE MOUNT, YORK
£1,275,000

Carter Jonas

75 THE MOUNT, YORK YO24 1AX

Dating from around 1830, 75 The Mount offers the rare combination of a central location, a sizeable garden and private parking. The property has been sympathetically renovated and tastefully upgraded, retaining the character of the building whilst blending with modern living conveniences.

Entered through an impressive hall, the property has a dramatic turned staircase which rises through 4 floors and also gives access to the lower ground floor. Elegant and grand in proportions, the accommodation offers versatility with the option of a self-contained unit on the lower ground floor, and up to 8 bedrooms. The kitchen/dining room features bespoke hand-built units, underfloor heating and access to the garden, and there is listed building consent in place to create further bathrooms to the first and second floors if desired.

The sizeable walled rear garden is laid largely to lawn, with a stone terrace seating area and a lower courtyard with a hot tub. Beyond the garden, the property benefits from private driveway parking for 2-3 cars, approached via Park Street and accessed via secure electric gates.

The Mount has long been one of York's favoured addresses, historically the royal entrance to the city, and being close to the open green spaces of The Knavesmire and racecourse. It offers easy access to the wide variety of amenities and attractions the city has to offer, alongside the railway station and the ring road for travel further afield.

Offered with no forward chain.

COUNCIL TAX BAND G

TENURE Leasehold - 499 years from 6 April 1833

A HANDSOME GRADE II LISTED TOWNHOUSE PROVIDING VERSATILE ACCOMMODATION OF IMPRESSIVE PROPORTIONS, WITH A LARGE GARDEN AND AMPLE PARKING.

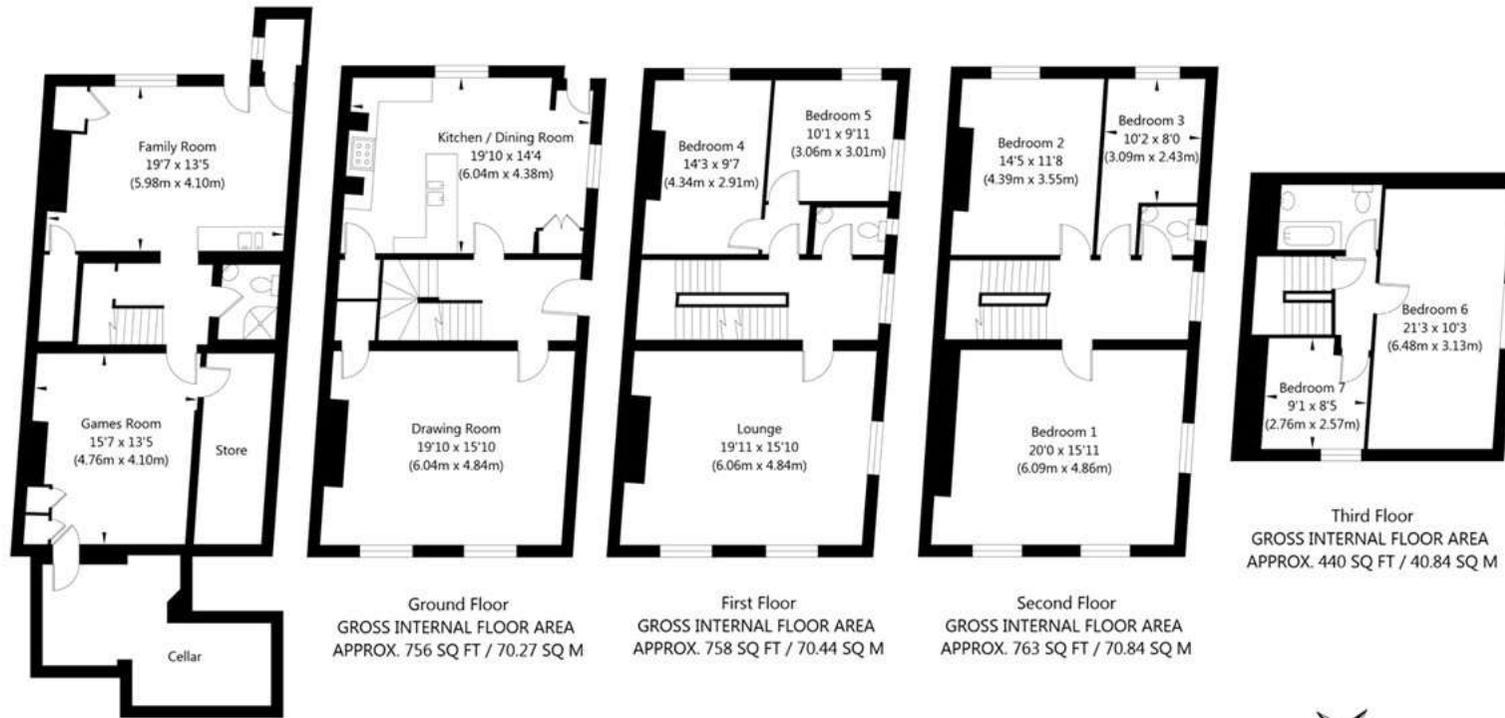




Classification L2 - Business Data



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3467 SQ FT / 322.06 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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