



**LENDAL BRIDGE, YORK, YO1 7DP**  
£750,000

**Carter Jonas**

# LENDAL BRIDGE, YORK, YO1

## ATTRACTIVE THREE-BEDROOM GRADE II LISTED TOWNHOUSE WITH FABULOUS VIEWS OF THE RIVER OUSE, PRIVATE GARDEN AND A MUCH SOUGHT AFTER PARKING SPACE.

Partially constructed from the historic city walls and quietly tucked away down a cobbled street alongside the Museum Gardens Lendal Hill House is a three-storey townhouse abutting the northeast side of Lendal Tower, an ancient scheduled Monument which once formed part of the City of York's defences.

Built of dark red brick with a clay pantile roof and dissected by pretty dormer windows, the building itself dates from the late 18th Century and still benefits from a number of characteristics from that era.

Formerly leased to the York Waterworks company and also used as a Public Baths in the late 1700s when the adjoining Lendal Tower was the key water supply to the City of York, the property in more recent years has been converted into a unique property which boasts magnificent views of the river Ouse across the rear garden

Although the external appearance of the building has remained largely unchanged the current owners have carried out a comprehensive programme of refurbishment and the results are mesmerising.

The ground floor offers a dining room and a breakfast kitchen – a stunning room with three big windows overlooking the garden.

Upstairs to the first floor which boasts a spacious versatile reception room with an archway leading from one bright living area to another and with deep windows giving great riverside views. There are a further two bedrooms and a shower room on this floor. One of these rooms could make an ideal home office.

On the third floor, you will find a superb master bedroom suite with, again, two separate areas running into each other (one could be a fabulous dressing room) and another bathroom. More wonderful river views from the master bedroom and a feeling of utter luxury and space.

Superbly sited within the famous city walls, a stone's throw from the station with beautiful streets, award-winning restaurants, delicious delis', cafes and bars this really is an exciting and enviable opportunity to live in a charming property in the city centre.

**TENURE** Leasehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND D** **COUNCIL TAX BAND F**



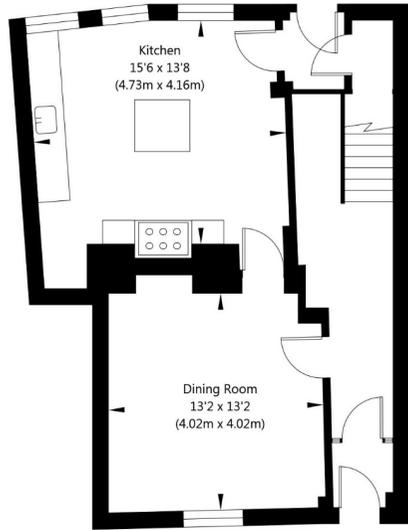


Classification L2 - Business Data

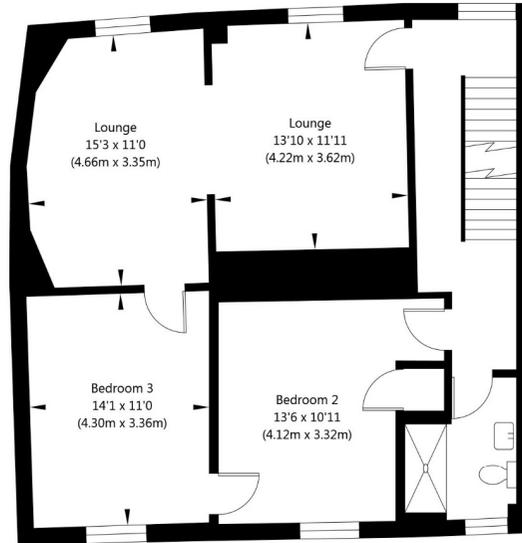


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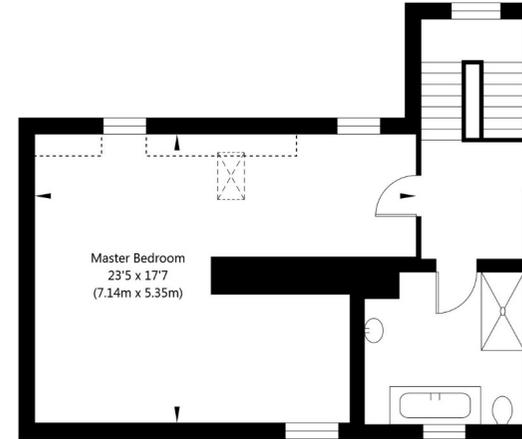
Lendal Hill House, Lendal Bridge, York, YO1 7DP  
 APPROXIMATE GROSS INTERNAL FLOOR AREA  
 2066 SQ FT / 191.89 SQ M



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(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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