



Mallard House,  
75 The Mount, York



## MALLARD HOUSE, 75 THE MOUNT, YORK YO24 1AX

Approximate Distances: City Centre ½ mile, York Outer Ring Road/A64 1½ miles

### A DISTINGUISHED AND ELEGANTLY PROPORTIONED END OF TERRACE GRADE II LISTED TOWN HOUSE WITH GOOD SIZED GARDEN AND PRIVATE PARKING IN ONE OF YORK'S MOST DESIRABLE RESIDENTIAL AREAS

Entrance Hall, Kitchen-Breakfast Room, Sitting/Dining Room, first floor Drawing Room, 6 principal bedrooms, House Bathroom, 2 WCs, Box Room/Child's Bedroom 7. Extensive domestic offices on the Lower Ground Floor to include Family/Utility Room, Shower Room, Games Room, Store Room and Cellars. Gas central heating.

Flagged rear terrace and adjoining garden. Private parking for 2 cars with shared direct vehicular access from Park Street.



### PARTICULARS FOR SALE

Listed Grade II as being of architectural and historic importance, Mallard House is a most impressive end of terrace town house situated in the very heart of The Mount, itself forming the main south westerly approach to the city centre and lying close to the large public open space of the Knavesmire and the renowned York Racecourse. The main line railway station is within easy walking distance and from where there are regular services to London (Kings' Cross), Newcastle and Edinburgh as well as to Leeds and Harrogate.

Mallard House is constructed of attractive mellow brick elevations under a slate roof with glazing bar sash windows with rubbed brick flat arches and displays many attractive period features. The property is arranged over three bays with the main entrance lying on Park Street where the central bay contains a most attractive doorcase with engaged Doric columns, a triglyph frieze and panelled reveals, housing a six-panel front door with semi-circular overhead. Internally, the property is no less impressive and there are a number of architectural features to include moulded plasterwork cornices, door architraves and deep skirting boards and of particular note is a wonderful turning staircase which rises to the full height of the house and which goes to make for a great feeling of light and spaciousness to the centre of the property. Both principal reception rooms are arranged to the front of the house with that on the ground floor having the benefit of two deep 12-pane sash windows and being eminently suitable for use as either a well proportioned Sitting Room or an impressive Dining Room. Above, at first floor level is a fine first floor Drawing Room with similar fenestration and which forms a most wonderful principal reception room of great charm and elegant proportions, being ideal for entertaining on all scales. Approached off the Entrance Hall and with a good dual aspect is a quite superb fitted Kitchen/Breakfast Room which comes complete with underfloor central heating, slate tiled floor, recessed ceiling lights and an extensive range of polished granite worksurfaces with painted Shaker style cupboards and drawers beneath with matching wall cupboards above. The chimney breast is of a scale so as to be able to accommodate a two-oven Rangemaster stove with 5-ring halogen hob with built in NEFF extractor fan over whilst close by, fitted wall cupboards surround a void suitable for housing an American style refrigerator. Adjacent is a useful peninsular unit with polished granite worksurface with a double stainless sink unit with mixer tap, constant hot water tap and integrated Miele dishwasher.

The lower ground floor is unusually extensive and offers superb family accommodation to include a Games Room, Shower Room, Cellar and Family/Utility Room with door to an external flight of steps leading up to the garden. Here there is



a good south east facing stone flagged terrace providing a most wonderful summer seating and *al fresco* dining area. Beyond a dwarf brick wall surmounted by coping stones and iron railings is the principal garden with its own rear boundary being similarly delineated and beyond which is a good sized parking area suitable for 2 cars with direct vehicular access to Park Street.

#### VIEWING

Strictly by appointment through the sole agents, Messrs Humberts York office, telephone (01904) 611828.

#### DIRECTIONS

Leaving York city centre heading due west via Micklegate Bar, pass into Blossom Street and continue on to The Mount. Number 75 is on the left hand side on the corner of The Mount and Park Street.

#### SERVICES

Mains water, electricity, gas and drainage.

#### TENURE

The property is held Leasehold under a long lease.

#### FIXTURES AND FITTINGS

All fixtures and fittings usually denominated Landlords' fixtures on the property and belonging to the Vendor will be included in the sale. Carpets, curtains, furniture, fixtures and fittings usually denominated Tenants' fixtures are excluded from the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, pictures, prints, light fittings and garden ornaments and statues are specifically excluded from the sale.

**NOTE:** The Rangemaster stove and American style refrigerator are specifically excluded from the sale.

#### LOCAL AUTHORITY

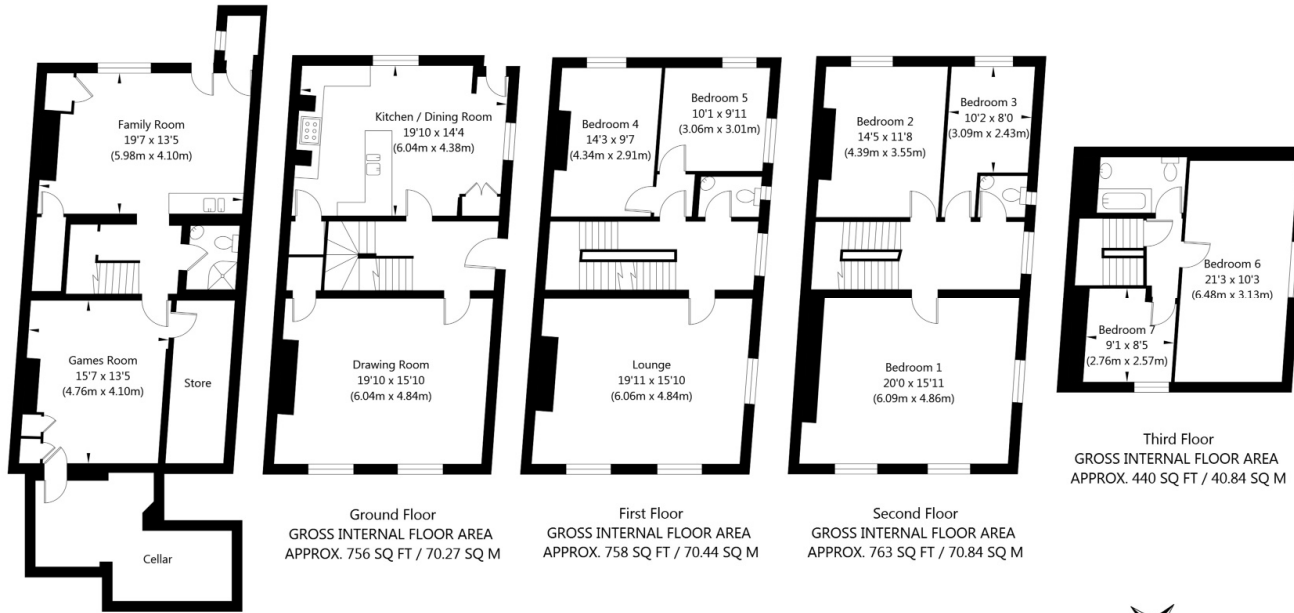
City of York Council, York

Tel: (01904) 551550

#### ANTI-MONEY LAUNDERING LEGISLATION

In accordance with anti-Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





Basement - (Excluding Cellar)  
GROSS INTERNAL FLOOR AREA  
APPROX. 750 SQ FT / 69.67 SQ M

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.  
www.exposurepropertymarketing.com © 2017



**IMPORTANT NOTICE**

Messrs Humberts for themselves and for the Vendor of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending Purchasers. Whilst designed to be interesting and informative and intended to provide a fair and substantially correct overall description, they do not constitute nor constitute a part of, an offer or contract.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Nevertheless, any intending Purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Humberts has any authority to make or give any representation or warranty whatever in relation to this property on their behalf, nor to enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. These particulars for sale are intended to be accurate and reliable. However, if there are any matters of particular importance to you and which you would like to discuss in more detail, please contact us and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Residential, rural and commercial agency | Professional services | Valuations | Investment

Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts Limited or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wideangle lenses may be used.



11 Micklegate, York, North Yorkshire YO1 6JH  
T 01904 611828  
E york@humberts.com  
W humberts.com