



8 Holly Terrace, York



8 HOLLY TERRACE, YORK YO10 4DS

Approximate Distances: City Centre 1 mile, York Outer Ring Road (southern section) 1.75 miles

AN IMPECCABLY RESTORED AND TASTEFULLY DECORATED PERIOD HOUSE WITH OFF-STREET PARKING IN ONE OF YORK'S MOST DESIRABLE LOCATIONS WITH NEARBY HISTORIC RIVERSIDE WALKS

Entrance Hall, Staircase Hall, Sitting Room, Dining Room, fitted Kitchen/Breakfast Room, Utility Room, Cloakroom,
First floor Drawing Room/Bedroom 5. Master Bedroom with ensuite Shower Room, three further principal bedrooms.
House Bathroom with shower. Second floor Shower Room.
Gas central heating. Security system. EPC rating D.

Terraced front garden. Off-street parking in rear courtyard with electric roller door access, timber garden/cycle store.



PARTICULARS FOR SALE

Constructed of attractive brick elevations under a slate roof with a brick sill band and matching window arches and painted sills, Number 8 Holly Terrace is a first class example of a late Victorian York town house. The terrace occupies an elevated position and enjoys an uninterrupted view across the River Ouse and stands above the New Walk, the historic riverside walk which gives easy access to the city centre whilst just a short distance away lies the Millennium Bridge which leads to Rowntree Park. There is easy access to the A64 and the University of York and the property lies within the catchment area of the well regarded Fulford secondary school (Ofsted rated Outstanding).

In recent years the property has been the subject of a comprehensive programme of restoration and upgrading and now offers extremely well appointed and elegant high quality modern living accommodation of quite some quality and style whilst at the same time retaining many original period features to include moulded plasterwork cornices, picture rails, dado rails, panelled doors with architraves, period fireplaces, high ceilings and sash windows. The period accommodation has been enhanced and complemented by a number of contemporary design features such as wooden style floors throughout the ground floor, a wide arch linking the two principal reception rooms, a generous side extension forming a quite superb fitted Kitchen/Breakfast Room and a host of high quality contemporary fittings to the Bathroom and Shower Rooms.

An attractive doorcase opens to the Entrance Hall which leads to a fine Sitting Room arranged to the front elevation with a wide canted bay window offering a wonderful open aspect over the front garden to the river beyond. This room comes complete with a high ceiling, moulded plasterwork cornice, central ceiling rose and marble fireplace all making for a most light and spacious principal reception room of great character and ideal for entertaining on all scales. To the rear, a wide arch opens to a conveniently situated Dining Room which links also with a quite superb fitted Kitchen/Breakfast Room. Here is a polished granite worksurface with cupboards and drawers beneath and wall cupboards above, an electric Rangemaster Stove with 5-ring gas hob and Smeg extractor hood above. A large Island Unit with matching granite worksurface forms a useful Breakfast Bar and also houses an integrated dishwasher and single drainer double bowl sink unit with mixer tap and waste disposal unit whilst recessed ceiling lights and a Velux roof light make for a great feeling of spaciousness to this part of the house and a glazed door leads to the rear courtyard. Immediately adjoining is a Utility Room and Cloakroom.



The first floor is approached up a fine staircase with turned hardwood handrail and shaped balusters leading to a half-landing leading to Bedroom 3 and adjacent is the House Bathroom with a high quality bathroom suite and shower cubicle with glazed screen. Arranged to the main body of the house are the first floor Drawing Room/Bedroom 5 and Bedroom 2. To the second floor are the Master Bedroom with ensuite Shower and Bedroom 4 with Shower Room immediately adjacent.

To the front of the house is a pleasant west facing terraced garden from where one may enjoy uninterrupted views of the river. To the rear is a walled courtyard with stone sett paving which provides valuable off-street parking with electric roller door to the rear elevation.

VIEWING

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

SERVICES

Mains water, electricity, gas and drainage. There is gas central heating.

TENURE

The property is held Freehold.

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.

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.



