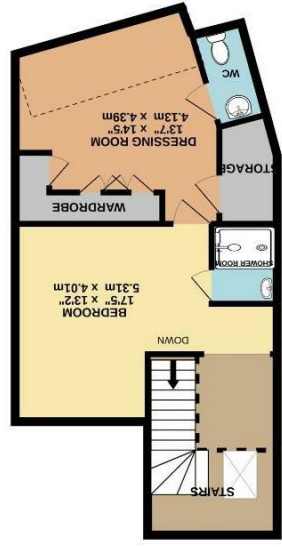


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

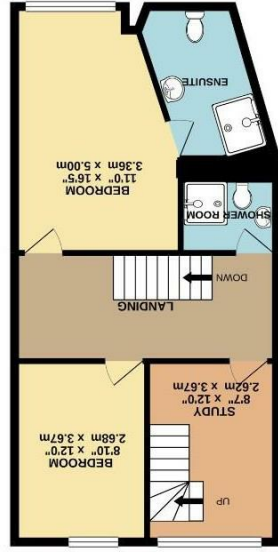
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 2348 sq.ft. (218.1 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	83



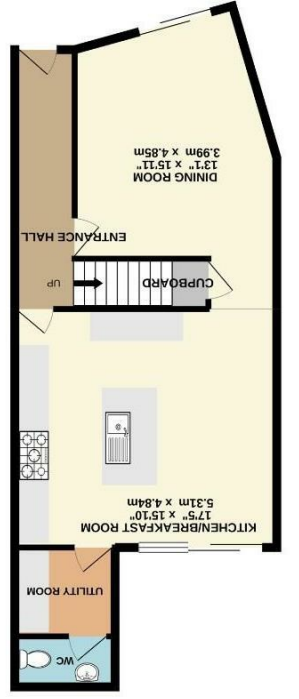
3RD FLOOR
 509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
 593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
 599 sq.ft. (55.7 sq.m.) approx.



GROUND FLOOR
 647 sq.ft. (60.1 sq.m.) approx.



4 Peaseholme Court, York
 £675,000



Ashtons



Description

A truly unique opportunity to acquire one of the largest new build town houses in the heart of the City. This bespoke property has been constructed and finished to an unrivalled standard with contemporary styling both inside and out.

We would draw the potential purchasers attention to not only the quality of construction, but also the size of the accommodation, offering almost 2400 square feet of stylish living. Many properties boast a city centre location although few are as well positioned as this within the historic heart of the city a short walk from the many landmarks and amenities associated with the City of York's history.

Situated on the ground floor are the two main reception rooms, to the front of the property an approximately 206.91 ft² dining room is only dwarfed by the approximately 264.25 ft² open plan home dining kitchen with a central island, solid wood worktops and range cooker. The ground floor also offers a private entrance hallway, separate utility and wc.

Arranged over four floors the property offers everything one would require in a family home including a second living room/ reception space, currently used as a lounge or potentially as a fifth bedroom with access to a private west facing balcony for those quiet evenings in.

Benefitting from a further four double bedrooms, main bedroom is a suite offering study, ensuite bathroom and a dressing room the size of an additional double bedroom. In total the property offers three ensuite bathrooms, two family bathrooms and a ground floor wc.

Externally to the front is a fore courted garden accessed via an iron gate with intercom entry point. To the rear is a secure communal court yard and two private parking spaces accessed via a remote controlled roller door. There is also a padlocked shed to the rear of the property to keep bicycles / garden furniture in.

Entrance Hallway -- Dining Room -- Open Plan Dining Kitchen -- Utility -- WC -- Living Room -- Four Double Bedrooms -- Study -- Dressing Room -- Three En Suite Bathrooms -- Two Family Bathrooms -- Two parking Spaces -- Sun Terrace -- Communal Yard