

LANCASTER
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2 Ogleforth Mews, York

York

£1,250,000







A rare opportunity to secure an exceptional townhouse in one of Yorks most exclusive and hidden locations. With enviable views of the Minster and the historic bar walls abutting the courtyard, this spacious four bedroom property really is unique.

Constructed in 1986, the property sits sympathetically with its period neighbours and enjoys remarkably high ceilings throughout, large casement windows with the advantage of modern insulation and convenience. Offered to open market for the first time in its history.

Beautifully presented from the outset, the house is accessed along the quiet and historic Ogleforth, with vehicular access from Goodramgate. Upon entering the property you are greeted by a light and bright entrance hallway leading directly into the large kitchen/dining room.

The fully fitted kitchen is decorated in neutral tones and includes ample wall and base units complemented by granite work surfaces. Plus integrated appliances, provision for a range cooker and space for large dining table and chairs. A separate utility room with additional sink and storage is accessible from the kitchen also.

Off the hallway is the spacious ground floor lounge, which spans the width of the property offering views from both front and rear elevations. As well as decorative corning, this room includes custom built alcove storage plus living flame gas fire and surround.

Upstairs to the first floor is an additional family/drawing room, with impressive floor to ceiling sash windows offering full benefit of the stunning eye level views of the bar walls, and flooding the room with natural light. An open fire with surround creates a warm and inviting atmosphere in this well proportioned living space.

This floor also includes a double bedroom, plus large family bathroom with free standing bath, separate shower cubicle and walk in storage closet.

To the second floor are three further bedrooms, with the principal bedroom offering elevated views of the city walls. A four piece bathroom with adjoining shower room services these rooms, and has been decorated to a high standard.

Throughout the house, the neutral décor and quality finish has been well thought out to make this an attractive home in a truly walk in condition. Of note is the bespoke handmade staircase running throughout and breathtaking views from the landing of each level.



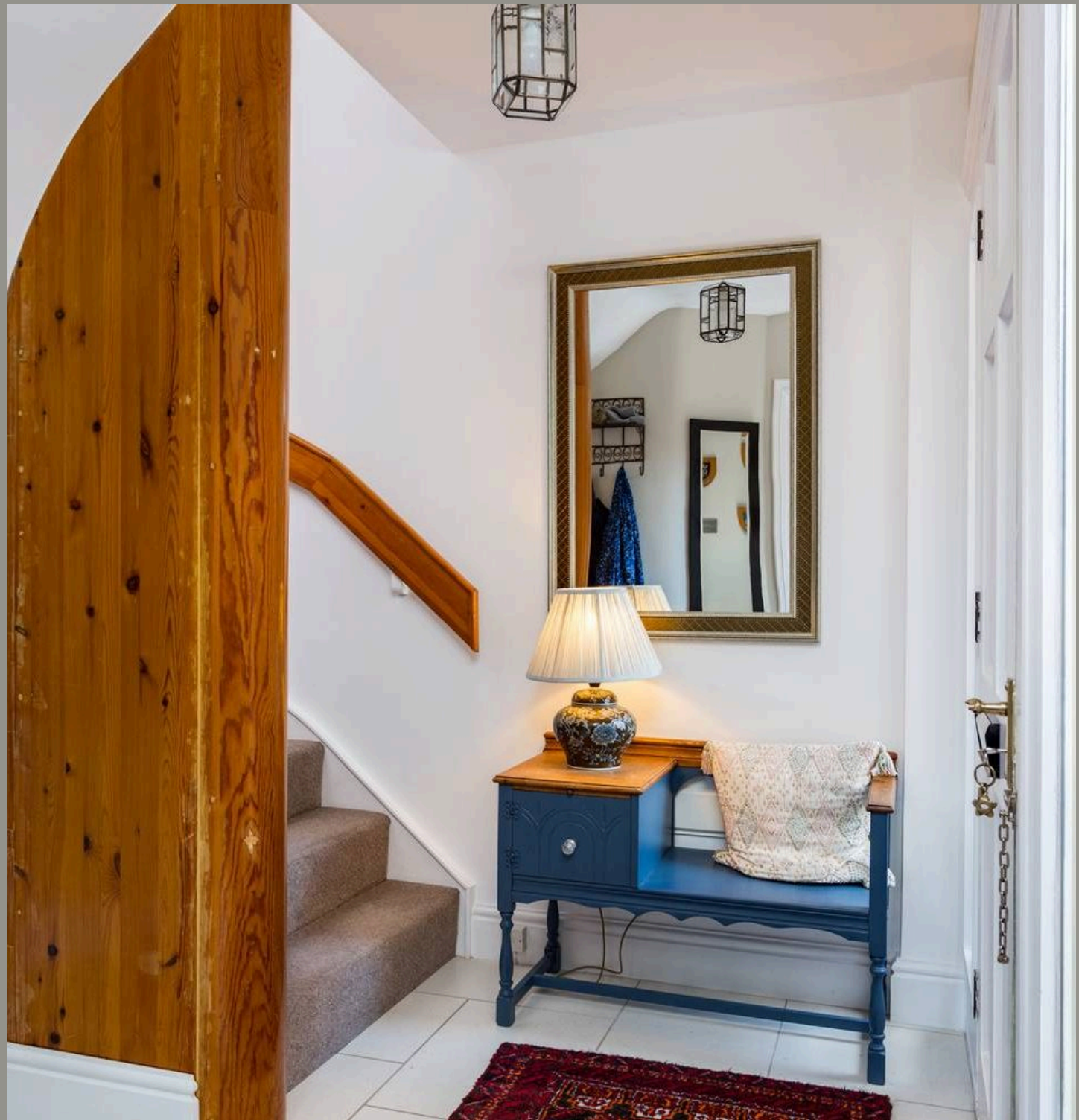
Externally, the property includes a courtyard garden with secure parking provision for three vehicles accessed via electronic gates. The block paved courtyard also includes a timber summerhouse, external light and pergola plus three borders planted mainly with shrubs.

There is space to have external seating to enjoy the tranquillity of the location and take in the surrounding historical features of the original city gas lamp plus a pulpit from the now demolished St. Maurice's Church.

The property is ideally located within local amenities just moments away, including shops, cafes and schools. Excellent transport links are close by, plus York train station a short walk away for those commuting further afield.

In summary, a remarkable property combining generous living spaces with a modern finish, offering an outstanding opportunity to enjoy comfort and convenience in a extremely peaceful location.

Tenure: Freehold



















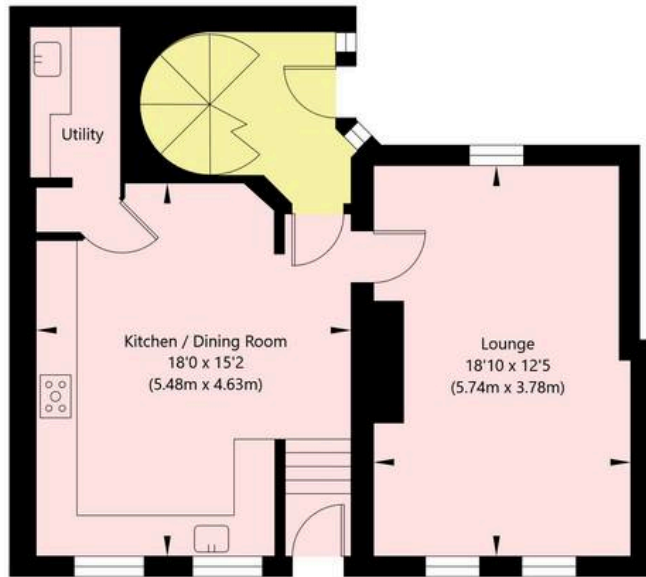




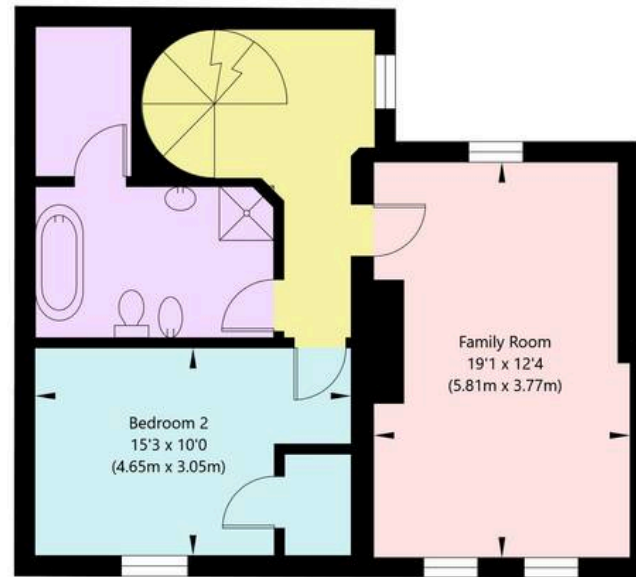




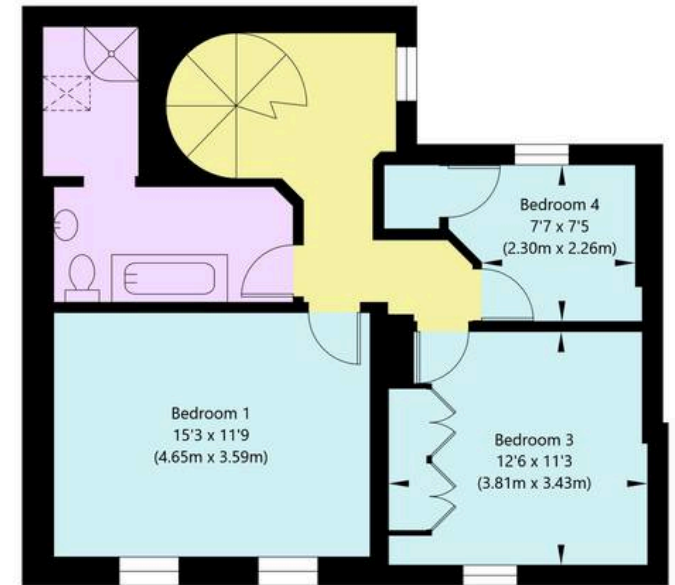
Ogleforth Mews, York, YO1 7JW



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 633 SQ FT / 58.82 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 645 SQ FT / 59.95 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 652 SQ FT / 60.55 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1930 SQ FT / 179.32 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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