



**3 Middlethorpe Court, Green Lane,
Middlethorpe, York YO23 2QB
Guide Price £500,000**

- Period Mews House
- Bathroom & En-suite
- Superb Location
- Three Reception Rooms
- Four Bedrooms
- Attractive Garden

Micklegate | 01904 650650

58 Micklegate, York, North Yorkshire, YO1 6LF

An attractive mews house situated in one of York's most prestigious locations lying close to York city centre and within easy access of the York outer ring road and the A64.

ENTRANCE HALL

A panelled entrance door gives access to the entrance hall. Coving to the ceiling. Built-in cloaks cupboard.

CLOAKROOM

The cloakroom is accessed off the reception hall. Low flush WC. Wash basin.

INNER HALLWAY

Staircase leading to the first floor. Large walk-in under stairs cupboard. Coving to the ceiling. Window giving views over the courtyard.

SITTING ROOM



The focal point of the sitting room is a fireplace with timber mantel, cast iron insert and marble hearth incorporating an open fire. Window giving views over the rear garden. Double doors opening onto the garden. Coving to the ceiling and further double doors opening through to the dining room.

DINING ROOM



Coving to the ceiling. Window to the rear and side elevations. The dining room is also accessed from the kitchen.

STUDY



Window to the rear elevation. Built-in book shelves. Coving to the ceiling.

KITCHEN



Range of fitted wall and floor units with work surfaces incorporating a single drainer stainless steel sink unit. Built-in stainless steel electric oven and halogen hob. Plumbing for a washing machine and dishwasher. Tiled splashbacks. Extractor fan. Recessed spotlights to the ceiling. Breakfast bar area. Archway to rear hallway and door giving access to the side garden. A further door leads to a large walk-in pantry. Door to integral double garage.

FIRST FLOOR

The first floor is approached from the inner hallway via a staircase leading to the first floor landing. The landing contains a shelved airing cupboard, a storage area with door and an access hatch to the loft.

BEDROOM 1



A good sized double bedroom with window giving views over the rear garden towards Middlethorpe Hall. Built-in wardrobes. Coving to the ceiling.

EN-SUITE SHOWER ROOM



Separate fully tiled shower cubicle, pedestal wash basin and low flush WC. Tiled splashbacks. Shaver point and light.

BEDROOM 2



A further double bedroom. Windows to the rear and side elevations. Coving to the ceiling.

BEDROOM 3



Window to the rear elevation overlooking the garden. Coving to the ceiling.

BEDROOM 4



Window giving views over the rear garden. Coving to the ceiling.

BATHROOM



White suite comprising panelled bath, pedestal wash basin and low flush WC. Tiled splashbacks. Shaver point and light. Coving to the ceiling.

EXTERNALLY



The property is approached through brick pillars with stone finials to a gravelled courtyard where there is access to the double garage and the right to park one vehicle within the covered parking area. To the rear of the property is a particularly attractive lawned garden enclosed within mature herbaceous borders and situated behind the original walled garden to Middlethorpe Hall. A flagged terrace lies immediately to the rear of the property.

GARDENS



GARAGE



A double garage with up and over doors to the front.

GENERAL REMARKS

VIEWING

All viewing is strictly by prior appointment with the sole selling agents, Hudson Moody. Please contact our offices at 58, Micklegate, York, YO1 6LF. Telephone (01904) 650 650.

LOCATION

The property is within the highly sought after location of Middlethorpe lying just off Bishopthorpe Road. The house is well situated with easy access to York city centre and the A64 serving Leeds and the motorway networks. Local shops and amenities are available within Bishopthorpe Village and on Bishopthorpe Road. York Racecourse is accessible from the top of Green Lane where there is a bus stop and access to the cycle track.

AMENITIES

All mains services. Gas fired central heating.

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

LOCAL AUTHORITY YORK

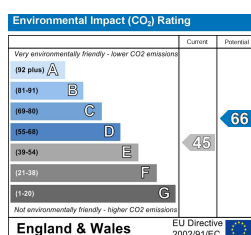
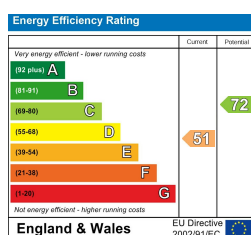
City of York Council, West Offices, Station Rise, York, YO1 6GA. Telephone 01904 551550.

OFFER PROCEDURE

Before contacting a Building Society, Bank or Solicitor you should make your offer to the office dealing with the sale, as any delay may result in the sale being agreed to another purchaser, thus incurring unnecessary costs. Under the Estate Agency Act 1991, you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.



Total area: approx. 192.6 sq. metres (2073.6 sq. feet)



IMPORTANT NOTICE

- These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.