



St. Pauls Square, York, YO24 4BD

- No Onward Chain • A lovely home boasting character & charm • Grade II listed home with accommodation over four floors • Kitchen with fitted appliances, storage and space for white goods • Living room, formal dining room and a 2nd reception room • Four double bedrooms • Family bathroom on the top floor. Wet room and utility in the basement • Fully enclosed rear garden with a workshop • Key for the gate to the green at the front provided to residents • EPC = D

Guide Price £650,000

St Pauls Square is quite possibly one of the finest addresses in York and this superb Grade II listed property certainly doesn't disappoint. As soon as you pull up onto the square you cannot help but be impressed with the early 19th century fore-courted terraces and lovely grassed square that you overlook. This lovely property has been a much loved family home for a number of years but the time has now come for someone new to put their own stamp on this impressive home. The property is offered to the market with No Onward Chain.

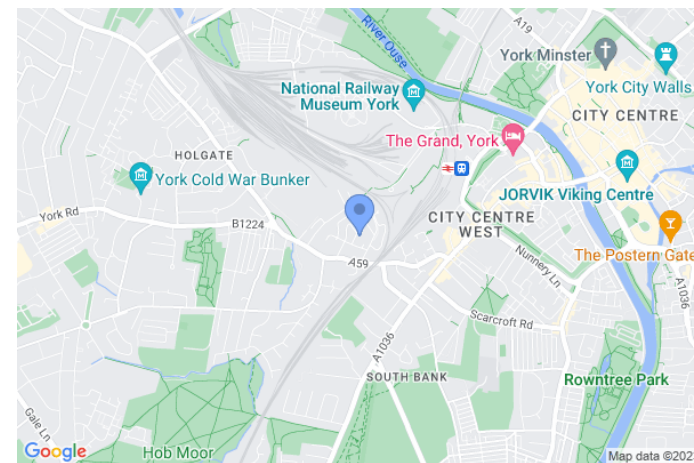
As you enter you find yourself in spacious hallway with stairs ahead leading down to the ground floor and up to the first. The property's accommodation is distributed over four floors which could be ideally suited to anyone that is looking for dual family living. The first room on the left is the kitchen. There are two separate worktops, one incorporates a stainless steel sink with drainer whilst the other a four ring hob. There is an integrated double oven, various storage units and space for a variety of white goods. There is space to the front of the kitchen for a breakfast table with chairs and a window provides lovely views over the square beyond. There is a formal dining room directly behind the kitchen which benefits from a lovely feature fire place and a window that provides views over the rear garden.

Up the stairs to the first floor there is an impressive window that illuminates the whole landing area. There are two further sitting rooms, one of which enjoys beautiful views over the square. Feature fireplaces can be found in both of these rooms in keeping with the character of the house.

The master bedroom and a second double bedroom can be found on the top floor along with a family bathroom comprising bath with shower over, hand basin with storage below and a chrome heated towel rail. There is a separate w/c.

The basement of the property provides two further double bedrooms, utility room and a wet room comprising shower, low level w/c and a hand basin with storage below. There is access from the utility room out to the front courtyard which has been planted with mature shrubs and flowers.

To the rear of the property, you will find a split level garden with paving and a variety of mature shrubs. There is a workshop with a Velux roof light which is the full width of the garden and could be used for a variety of different purposes depending on individual requirements.





A STUNNING PERIOD HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority York City Council

Services All mains services



Address: St. Pauls Square, York, YO24 4BD
Reference: 1574

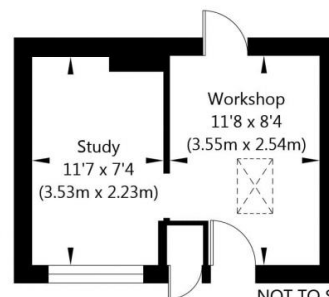
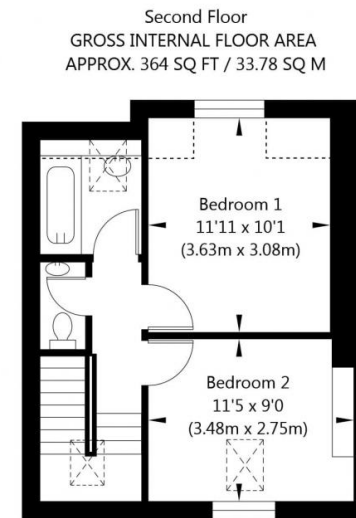
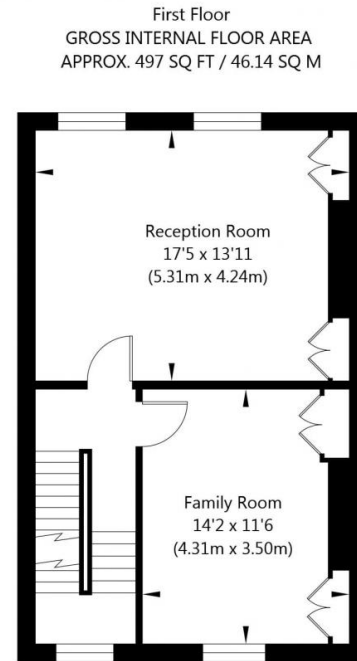
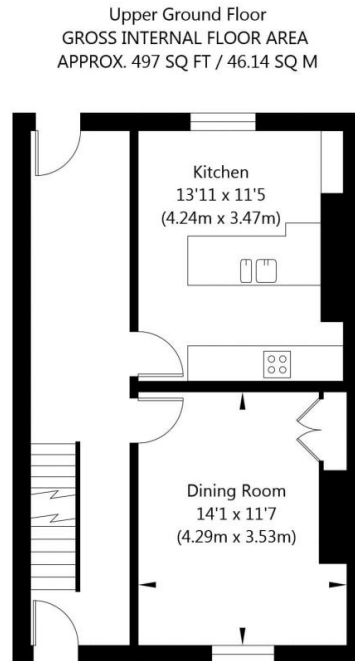
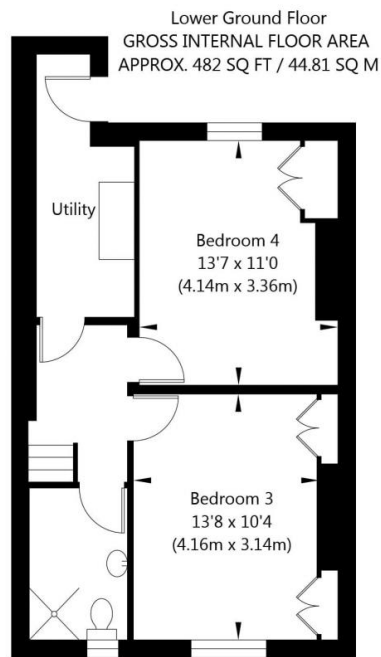


rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Garden Office
GROSS INTERNAL FLOOR AREA
APPROX. 186 SQ FT / 17.26 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1840 SQ FT / 170.87 SQ M (Excluding Garden Office)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2017

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.