



ST. LEONARDS PLACE, YORK, YO1
£725,000

Carter Jonas

St. Leonard's Place is an exclusive development, situated in the heart of York with views overlooking some of the city's biggest attractions, York Minster, the city walls and the Museum Gardens being included.

Originally built in the 1830's, the elegant curve of the late-Georgian residences have become an iconic standing in the city due to the scale of the living space and the prominence of such a building.

Apartment 2, number 1 St Leonard's Place is arranged over two floors and seamlessly blends the original Regency building with modern city living.

The apartment is accessed via the impressive entrance hall boasting with its period features. The ground floor consists of a well-appointed kitchen and dining room with a separate sitting room. The kitchen is styled with sleek gloss cabinets and high end appliances, it is the perfect space for entertaining. The spacious sitting room situated to the front of the property is a generous and grand space to be enjoyed offered with a featured fireplace.

The lower ground floor accommodation is configured with two generous double sized bedrooms sharing the well-appointed house bathroom. The principal bedroom is a fantastic space that is enhanced with an en suite bathroom and walk-in wardrobe.

The apartment benefits from an allocated parking space which is situated to the north side of St. Leonard's Place within a gated area. In addition there is a communal cycle store.

This is an iconic building situated within York's cultural heart, being neighbours of the York Theatre Royal, York Art Gallery and York Explore.

The development is ideally placed for the historic Minster and the vibrancy and vitality of the city centre, with its array of independent shops, national brands, restaurants, coffee shops and amenities.

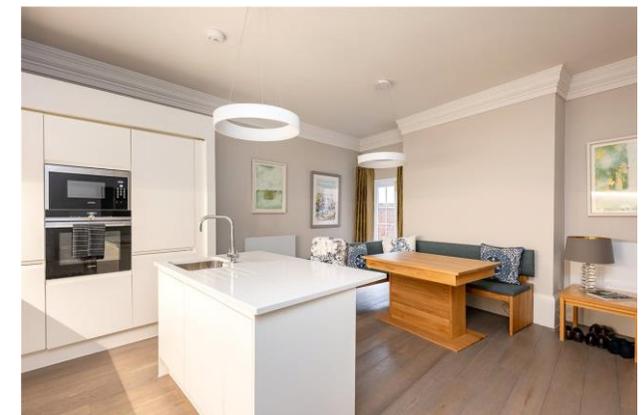
The Museum Gardens lies immediately to the west of the crescent, set in the magnificent surroundings of the ruins of St Mary's Abbey. Along with the award winning The Star Inn the City by Andrew Pern and the Michelin-starred restaurant, Roots, by Tommy Barks there is also Skosh by Neil Bentinck which also boasts a Michelin-star, positioned on popular Micklegate, all three within very close proximity to the apartment.

Located beside the River Ouse is York City Rowing Club (less than half a mile), York Pilates Space and The Perky Peacock, a cosy café in a medieval tower. Further along is Rowntree Park (about one mile) with café, a playground and tennis and basketball courts.

York railway station is about half a mile away and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross. The A64 ring road is about three miles from the city centre giving access to Leeds, the A1(M) and the wider motorway.

The city offers a diverse range of primary and secondary schools including Scarcroft Primary School (Academy), All Saints RC School (Ofsted Outstanding 2016) and Millthorpe School (Academy). Independent schools on offer are The Mount, St Peter's and Bootham.

A THREE BEDROOM SPLIT LEVEL APARTMENT IN ONE OF THE CITY'S MOST POPULAR DEVELOPMENTS.



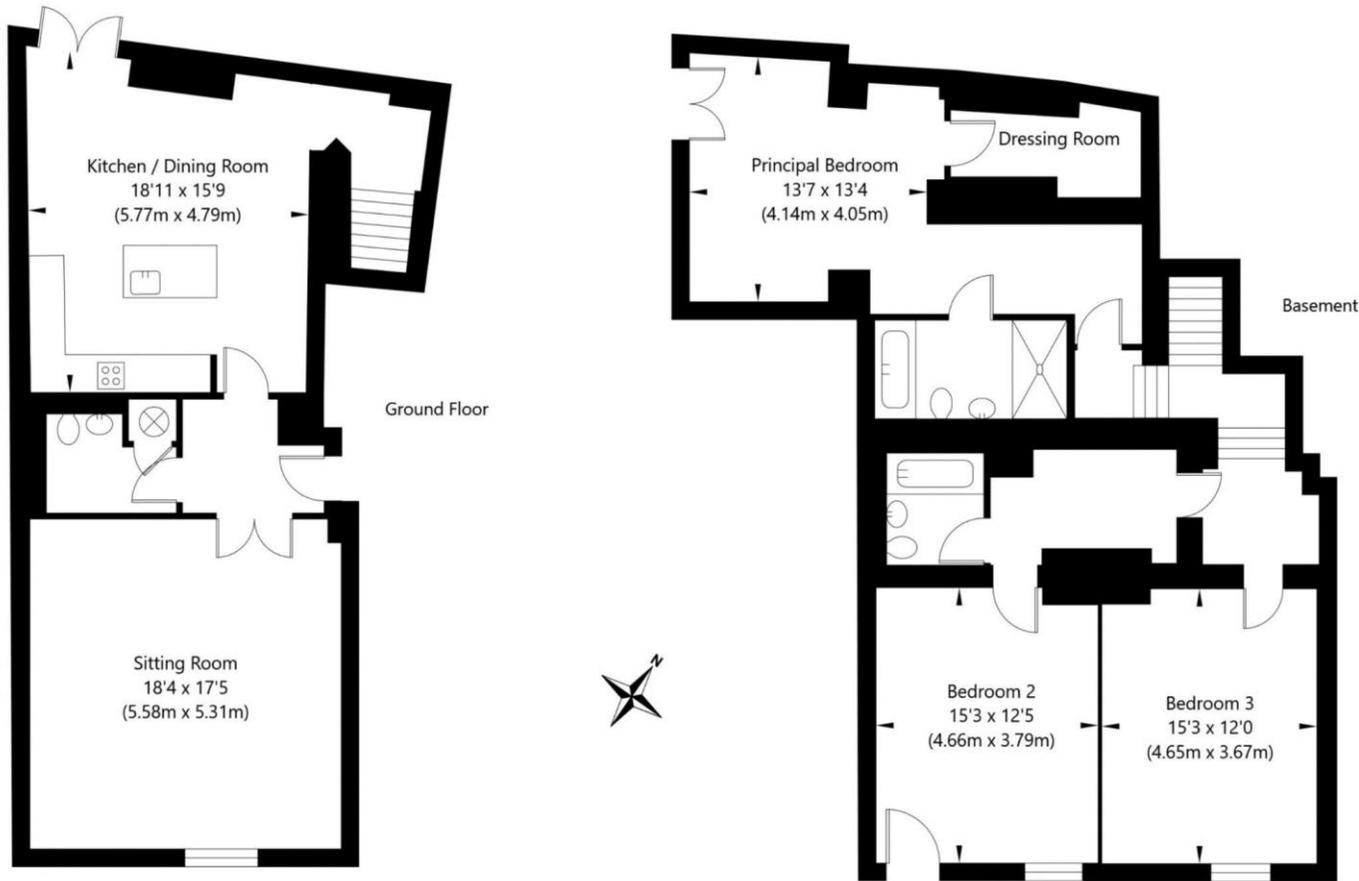
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Apartment 2, 1 St Leonard's Place, York, YO1 7HF
Main House - 1808 SQ FT / 168.05 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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