

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

1 Dalton Terrace

York, YO24 4DA

Guide Price £1,850,000

6 4 3 D



- An Exceptional And Substantial 5/6 Bedroom Period Townhouse
- Highly Desirable Position Just Off The Mount
- A Valuable Self-Contained Lower Ground Floor Apartment Provides Flexible Independent Accommodation Ideal For Extended Family, Older Children, Guests Or Live-In Assistance.
- Council Tax Band G
- Offering Approximately 4,700 Sq Ft Of Beautifully Proportioned Accommodation
- The Property Offers Generous Reception And Bedroom Spaces, High Ceilings, Original Period Features And Excellent Versatility For Modern Family Life, Entertaining And Working From Home.
- Private Courtyard Garden, Garage And 3 Additional Parking Spaces
- EPC D62

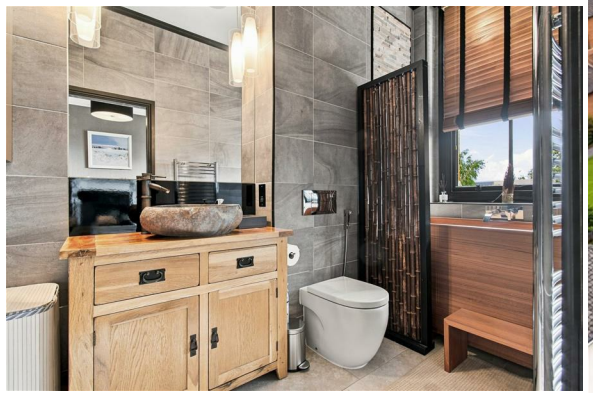
An exceptional and substantial 5/6 bedroom period townhouse, offering approximately 4,700 sq ft of beautifully proportioned accommodation and occupying a highly desirable position just off The Mount, within easy walking distance of York railway station and the historic city centre close to The Mount School and walking distance of Bootham and St Peters schools. This impressive home showcases the scale and grandeur associated with fine period architecture, with wonderfully generous rooms, high ceilings and an abundance of original character creating an elegant yet welcoming family home. Arranged over 5 floors, the accommodation offers tremendous versatility, with a superb selection of reception and bedroom spaces that can be adapted to suit modern family life, entertaining and working from home. A particularly valuable feature is the self-contained lower ground floor apartment. Providing independent accommodation within the property, this space is ideal for extended family, older children, guests or live-in assistance, while also offering further flexibility depending on the needs of the purchaser. Despite its central location, the property enjoys its own private courtyard garden, providing a secluded outdoor space for relaxing and entertaining. The addition of a garage and 2 additional parking spaces further enhances the appeal and is a significant advantage for a property so close to the heart of York. Completely refurbished by the current owners retaining many attractive period features throughout the house has been updated with modern smart home technology throughout.
AN INTERNAL VIEIWNG OF THIS SUBSTANTIAL HOME IS STRONGLY RECOMMENDED.



















In House Technology
Rako lighting system throughout house and external areas. Sonos multi room audio system on all floors. Two separate fibre-optic internet connections and dedicated media/technology cupboard. Remote control heating system and google nest smoke alarms. CCTV and alarm system.

Lower Ground Floor Apartment
Private front access and also access from the main dwelling

Hallway
Entrance door. Door to

Inner Hall
Doors leading to

Lounge/Diner
20'5" x 17'8"
Large reception space with bay window to front

Kitchen
10'3" x 9'2
Fitted kitchen with base and wall units

Bedroom
17'10" x 15'4"
Window to rear

Ground Floor

Hallway
Impressive entrance hallway with staircase to upper floors, access to rear courtyard/garden and doors leading to

Sitting Room
20'5" x 17'8"
Bright and spacious reception with bay window to front with shutters, window to side and period style fireplace

Dining Kitchen
16'9" x 15'4"
Large kitchen/diner with high quality fitted units, spacious dining area and window to rear

Cloaks/w.c
Low level w.c.

Utility Room
8'2" x 6'8"
Window to rear, space for washer and dryer

First Floor Landing
Window to side, large built in cupboard, stairs to second floor. Doors to

Drawing Room/Bedroom 6
22'2" x 20'6"
Originally the Drawing Room but also used as a 6th bedroom this room has bay window window to front and further windows to front and side. A partition wall provides separation of living and study space

Bedroom 2
16'9" x 16'5"
Window to rear. Door leading to

En-Suite Shower
Walk in shower, japanese bath, vanity unit with wash hand basin, w.c.

Second Floor Landing
Window to side, stairs to second floor. Doors leading to

Master Bedroom
17'8" x 14'10"
2 windows to front. Doors leading to

Dressing Room
8'6" x 7'4"
Fitted wardrobes

En-Suite
9'2" x 7'4"
Window to front, roll top bath, wash hand basin and w.c.

Bedroom 3
16'9" x 15'2"
Window to rear. Door to

En-Suite
This room has access from bedroom 3 and the landing, has walk in shower, wash hand basin and w.c.

Third Floor Landing
Storage to eaves. Doors leading to

Bedroom 4
16'1" 13'5"
Window to side, built in full length storage.

Bedroom 5
17'5" x 13'5"
Windows to 2 aspects

Bathroom
8'9" x 7'4"
Walk in shower, wash hand basin and w.c.

Outside
Attractive and private courtyard garden with water feature, outside lighting on site parking and gate giving access rear. Electric gate gives access to communal parking area and single brick garage with 2 parking spaces in front and gate to a further on site parking space.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

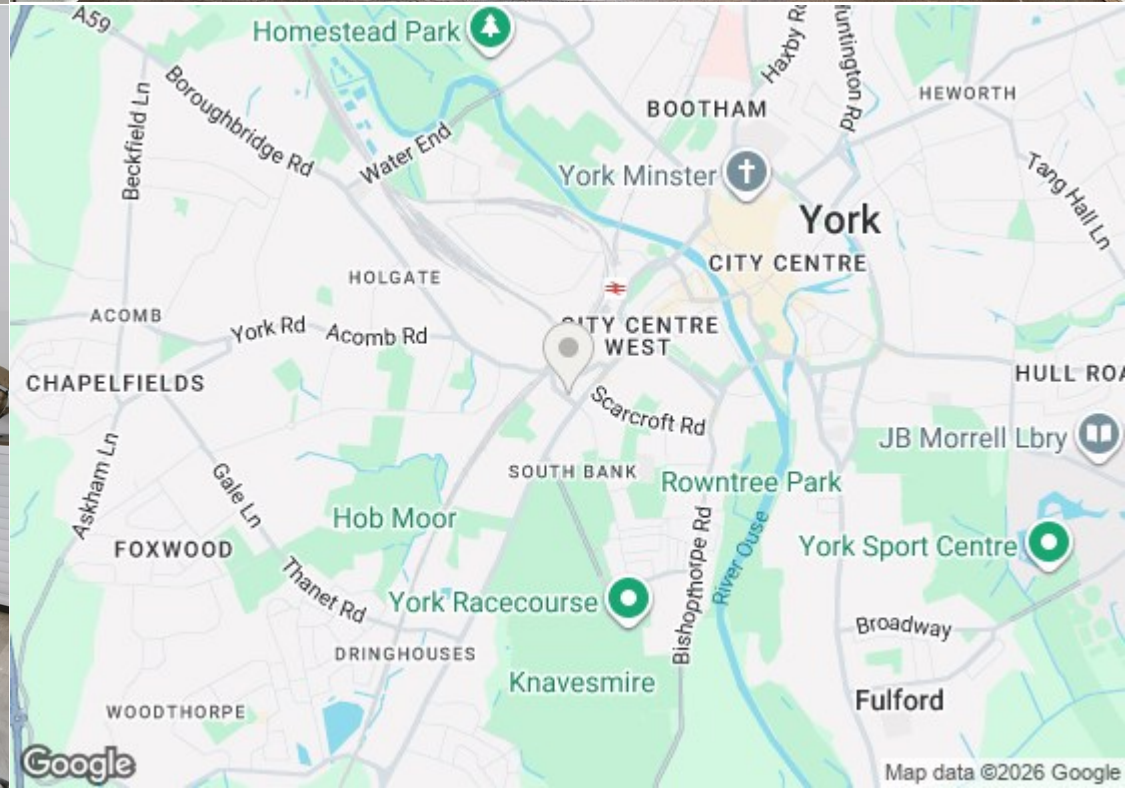











A59
Homestead Park
Beckfield Ln
Boroughbridge Rd
Water End
BOOTHAM
Harkby Rd
Huntington Rd
HEWORTH
York Minster
York
CITY CENTRE
Tang Hall Ln
HOLGATE
ACOMB
York Rd
Acomb Rd
CITY CENTRE WEST
CHAPELFIELDS
Scarcroft Rd
HULL ROA
JB Morrell Lbry
SOUTH BANK
Rowntree Park
Askham Ln
Gale Ln
Hob Moor
FOXWOOD
Thanet Rd
York Racecourse
Bishopthorpe Rd
River Ouse
York Sport Centre
Broadway
DRINGHOUSES
Knavesmire
Fulford
WOODTHORPE
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TOTAL FLOOR AREA : 4704 sq.ft. (437.1 sq.m.) approx.

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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