



HUDSON
MOODY

1 St Martins House St. Martins Lane, YO1 6LN



This stunning property has recently been fully updated and reconfigured to provide spacious and versatile accommodation with good natural light and contrasting views over the city. Whilst much of the original character remains, the entire building has been comprehensively renovated and sensitively refurbished over all five floors. This stylish house offers many original features and highlights the stunning decorative plaster work on the ceilings and many original fireplaces. At the heart of the property is a superb, elegant, central staircase leading to all floors. The ground floor boasts a spacious bespoke dining kitchen, living room with patio access and separate utility room. To the first floor is an elegant drawing room, study and cloakroom, whilst the second and third floors offer a master suite, second generous double bedroom and separate shower room and a third double bedroom with dressing room and the house bathroom.

The house is currently configured with to also include a large basement family room, fourth bedroom and a bathroom together with substantial storage areas.

To the side is an inviting patio and several stores together with potential to add another outside space with the addition of a roof terrace, subject to planning.

Micklegate is one of York's most vibrant leisure areas and the property enjoys a prominent position close to an eclectic mix of boutique style businesses, bars and restaurants.



- Impressive, Immaculate, Period Townhouse
- Spacious and Versatile Accommodation
- Family Room
- Two Reception Rooms
- Superb Fitted Dining Kitchen and Separate Utility.
- Five Double Bedrooms
- En-Suite Shower Room, WC and Dressing Room
- Two Bathrooms
- Sympathetically Renovated and Re-roofed
- Private Courtyard Garden with Living Wall

Guide Price £1,500,000

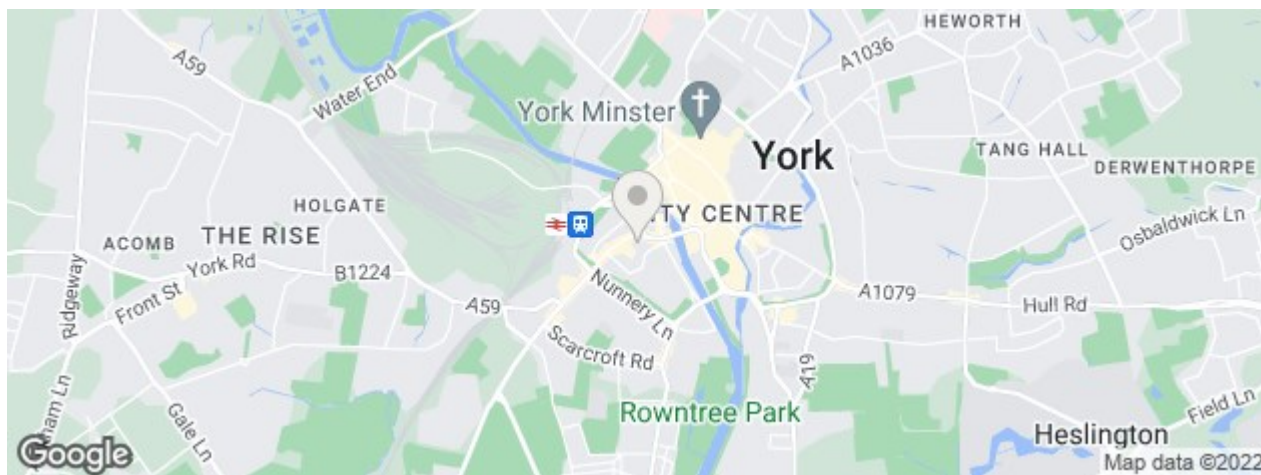
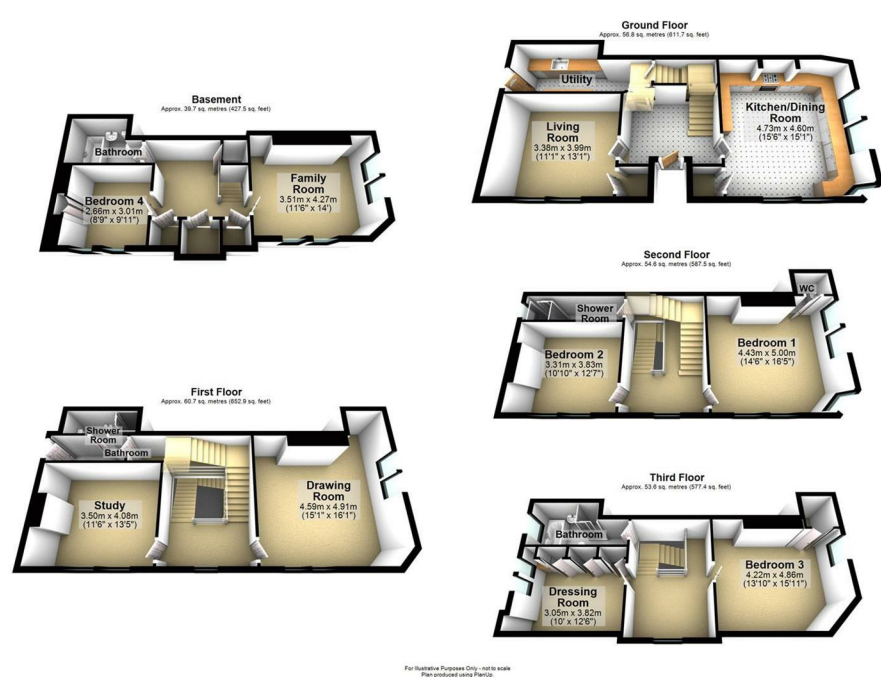
Tenure: Freehold

Council Tax Band: F









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IMPORTANT NOTICE

1. 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.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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