



ALBEMARLE ROAD, YORK
£900,000

Carter Jonas

ALBEMARLE ROAD, YORK, YO23 1EN

A rare opportunity to acquire a substantial Late Victorian townhouse in one of York's most desirable residential settings, overlooking the Knavesmire and moments from York Racecourse. Offering approximately 3,200 sq ft of accommodation over three principal floors (plus cellar), this is a property with genuine presence, scale and flexibility – equally suited to a significant private home or a lifestyle business.

The house has been used in recent years as a bed and breakfast, and importantly planning approval is in place to change the use to residential, creating an exciting opportunity for a purchaser to design and restore a large family home in a premier Mount location. The proportions and footprint are excellent, with large rooms, strong ceiling heights and a layout that lends itself well to reconfiguration and improvement.

Period character remains a key feature throughout, including sash windows, decorative cornicing and corbels, stained glass, deep skirtings and traditional tiled flooring. The ground floor provides a welcoming entrance hall, two impressive reception rooms with bay windows, and kitchen space to the rear opening onto the private walled courtyard. The upper floors offer extensive bedroom accommodation, much of it with en suite facilities, along with ancillary space supporting either residential or guest use.

Few positions combine this level of space with such a premium setting. Albemarle Road runs directly off The Mount, within York's Central Historic Core Conservation Area, placing the city centre, Micklegate, and the railway station within comfortable walking distance. Bishopthorpe Road ("Bishy Road"), Rowntree Park and riverside walks are also close at hand, making this a standout opportunity for buyers seeking scale, status and long-term upside in a top-tier York location.

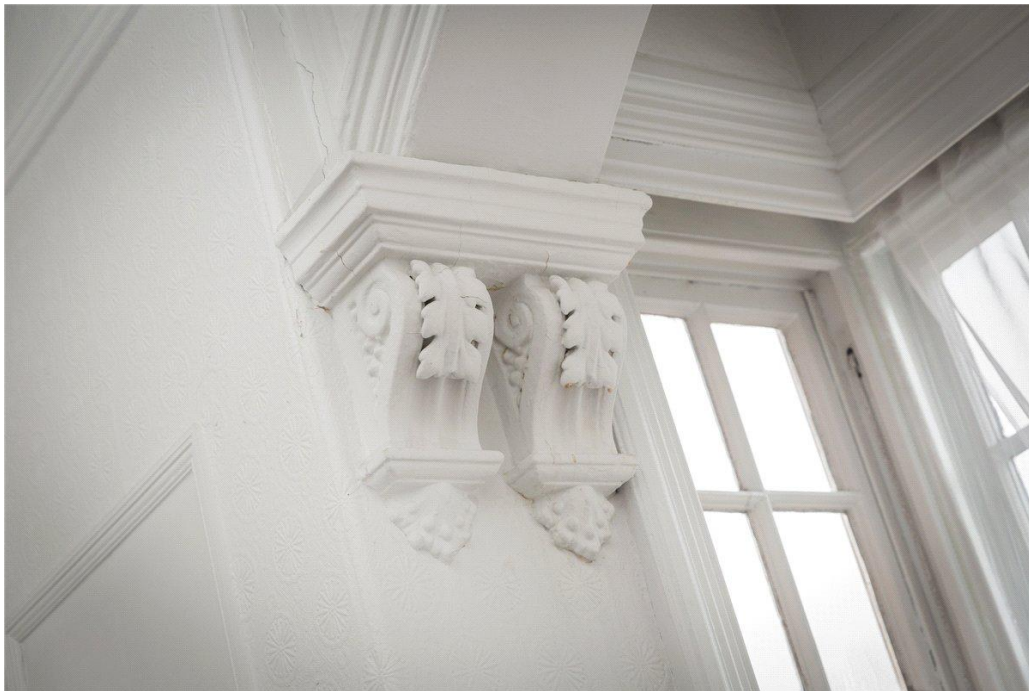
TENURE Freehold

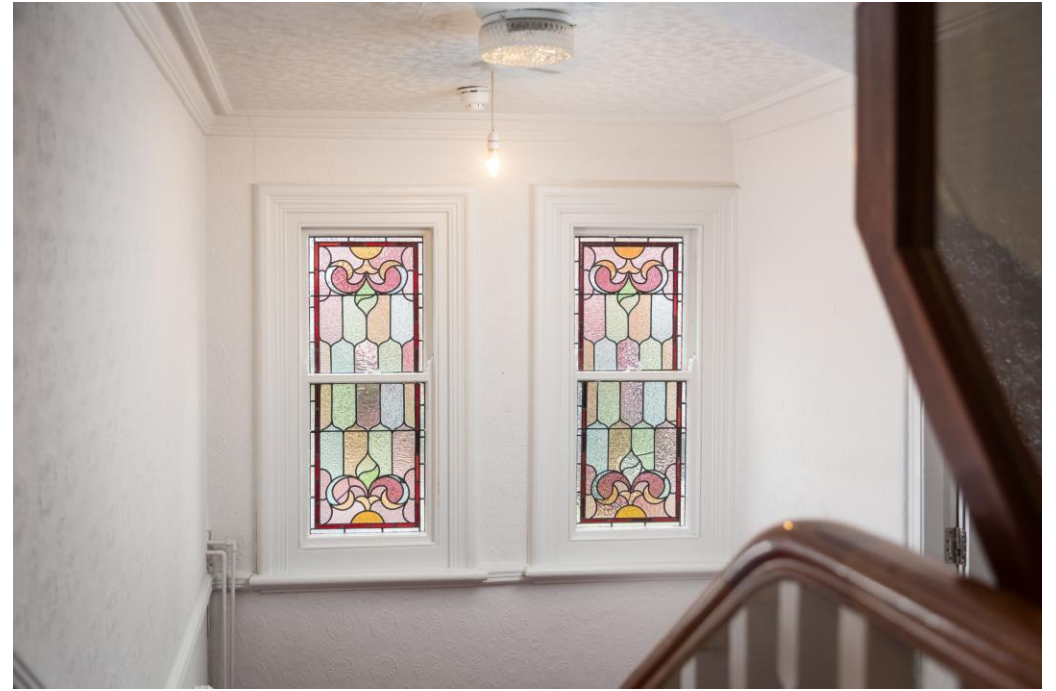
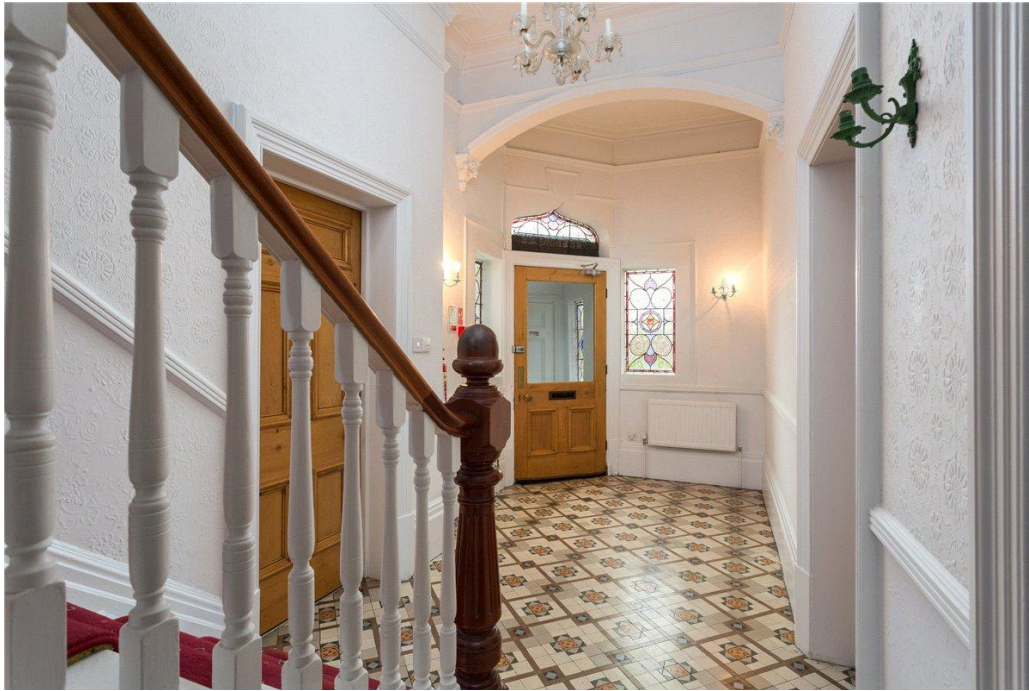
LOCAL AUTHORITY

EPC BAND To be confirmed

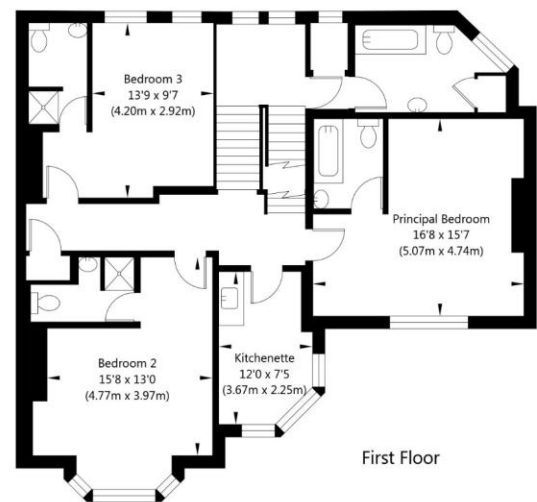
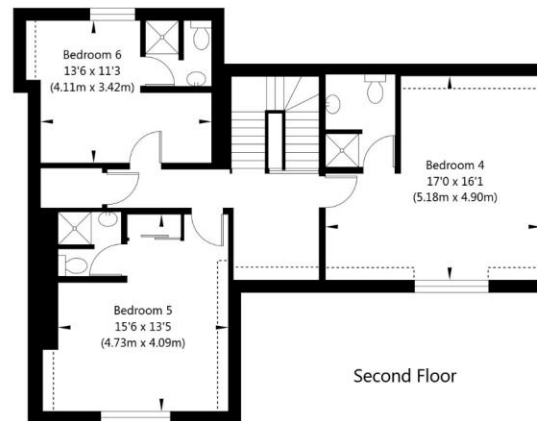
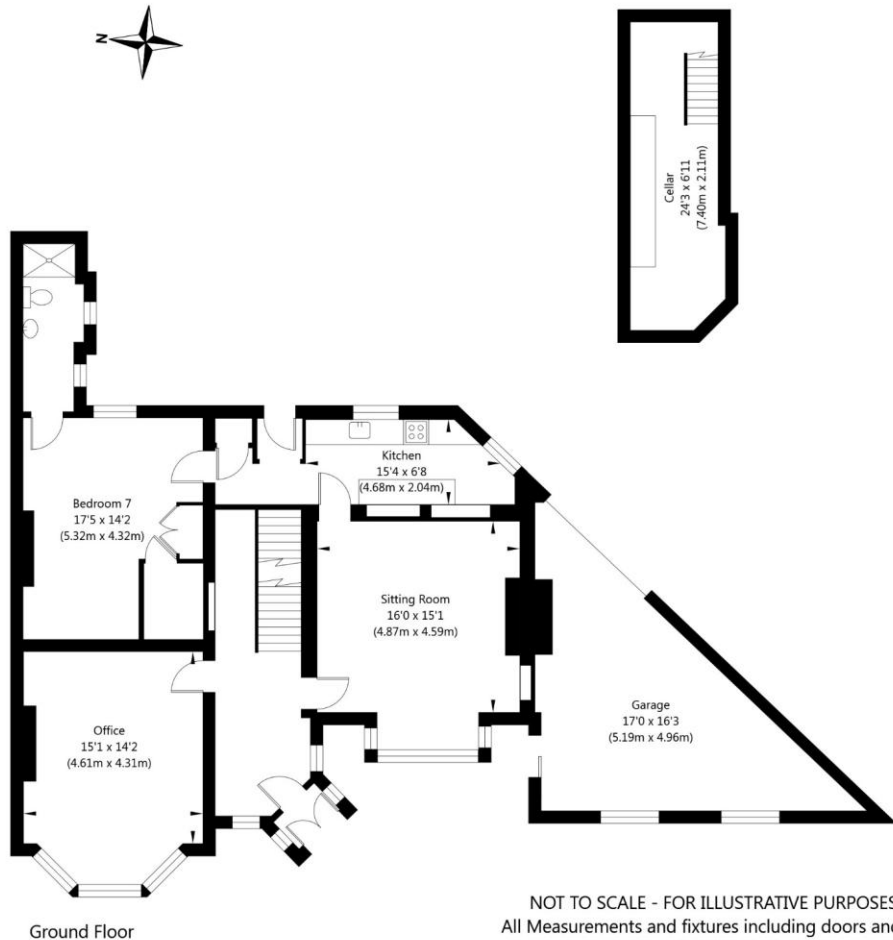
A SUBSTANTIAL LATE VICTORIAN TOWNHOUSE OVERLOOKING THE KNAVESMIRE, IN THE HEART OF THE MOUNT. WITH A PRIVATE WALLED COURTYARD AND GARAGE. FORMERLY OPERATED AS A B&B, WITH PLANNING APPROVAL IN PLACE FOR A CHANGE TO RESIDENTIAL USE.



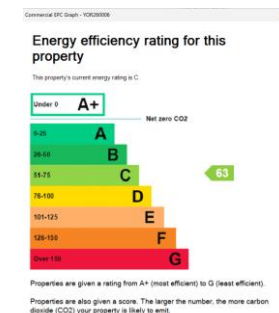




13 Albemarle Road, York, YO23 1EN
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House - 3199 SQ FT / 297.17 SQ M (Excluding Garage & Cellar)
 Total - 3708 SQ FT / 344.51 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2023



York 01904 558200
 york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF
 carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.