



THE AVENUE, YORK
GUIDE PRICE £995,000

Carter Jonas

THE AVENUE, YORK, YO30

The Avenue is one of York's finest residential addresses. Leafy, peaceful and architecturally distinguished, it sits within the Bootham conservation area, just moments from the gates of St Peter's School, a short walk from Bootham School, and an easy stroll into the heart of the city. Number 8 is one of the street's most handsome houses: a substantial late Victorian townhouse of real character, extending to over 2,500 square feet across three floors and presented in turnkey condition throughout.

The property announces itself beautifully from the street. A mature front garden provides a gracious approach, and the facade – warm red brick, timber-framed bay window and an elegant arched doorway – has an architectural quality that is immediately apparent. Step inside, and the scale becomes clear. The entrance hall is generous and welcoming and gives way to a run of impressive reception rooms that speak to a different era of housebuilding. The drawing room, measuring an exceptional 18'6 by 16'10, is the centrepiece: a room of real grandeur, with original features, period fireplace and ceiling heights that lend the space a lightness and volume rarely found in modern houses. A sitting room and separate dining room complete the ground floor reception accommodation, with a well-appointed kitchen, utility room, and direct access to the rear garden. The layout flows naturally throughout.

The garden to the rear is enclosed and private. Beyond it, the garage, some 289 square feet, currently configured as a games room with pool table, table tennis and a relaxed seating area. For a family, it is a genuinely outstanding addition; equally suited as a studio, home office or gym.

The principal bedroom suite at 18'6 by 13'4 is a superb room, and a further double of nearly equal proportions sits adjacent. A sixth room on this floor offers flexibility as a dressing room, nursery or study. The bathroom is stunning, with a roll-top bath as the centrepiece of a room finished to the highest standard.

The second floor provides three further bedrooms, all well-proportioned, together with a family bathroom. Whether the requirement is for a large family home, accommodation for guests, or space to work from home, the configuration is versatile and the quality consistent throughout.

8 The Avenue is a rare opportunity to acquire one of York's most sought-after addresses in truly ready-to-occupy condition. Viewing is essential.

Offered with no forward chain.
Grade II Listed

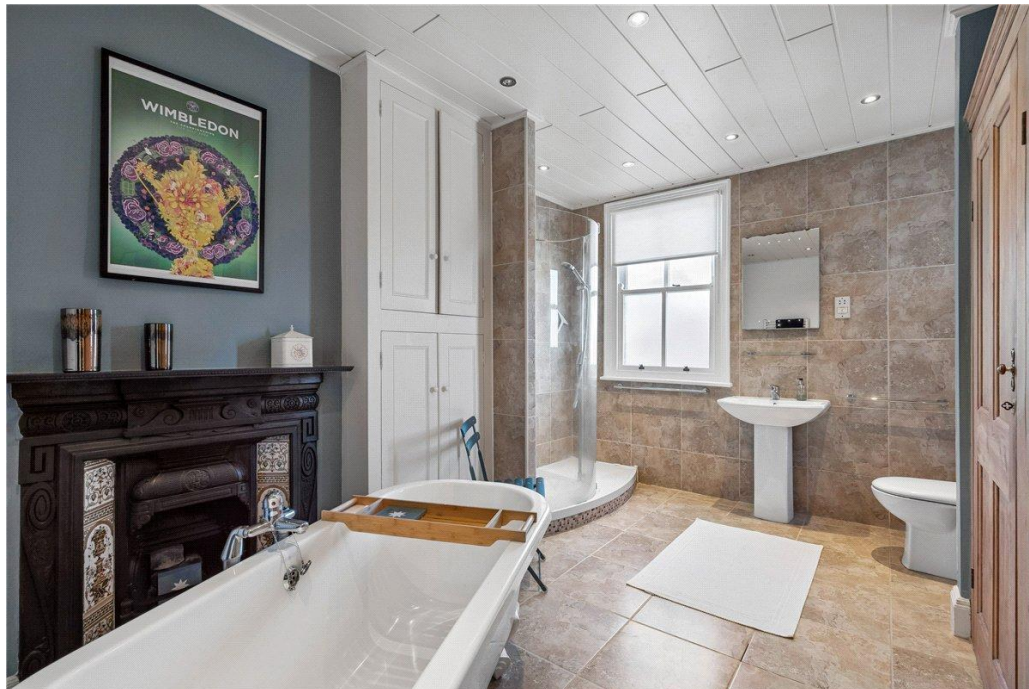
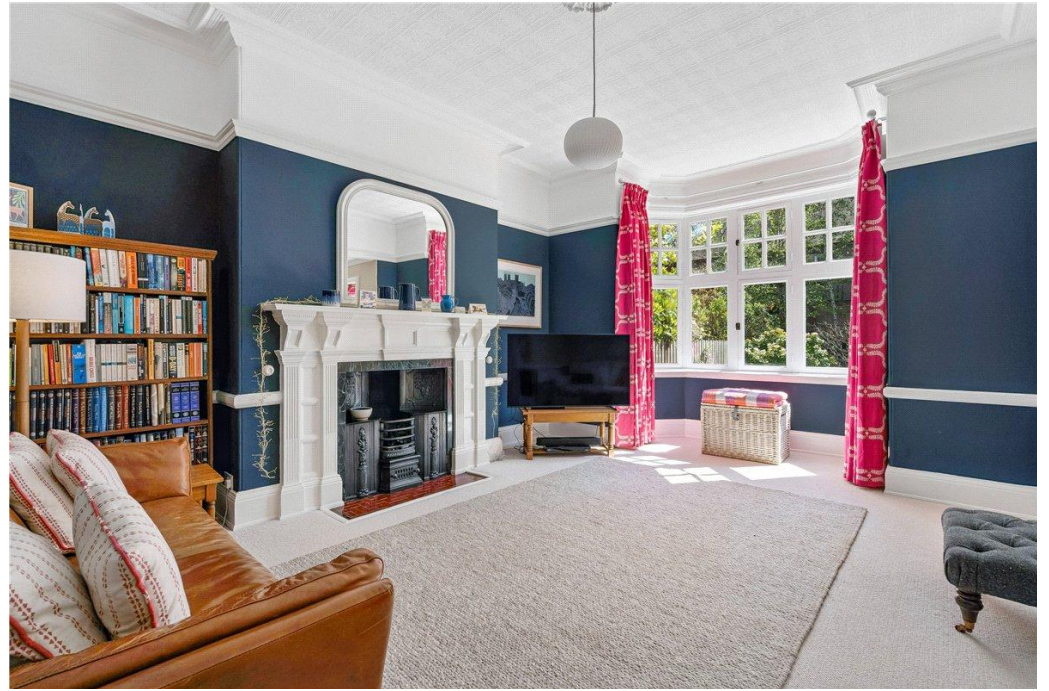
TENURE Freehold

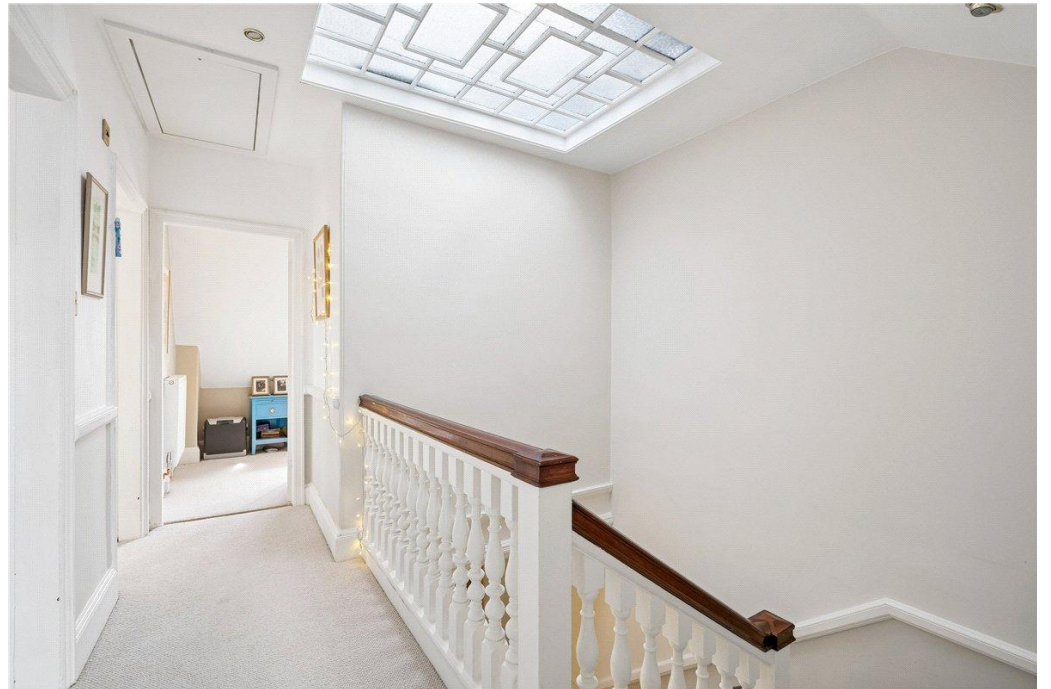
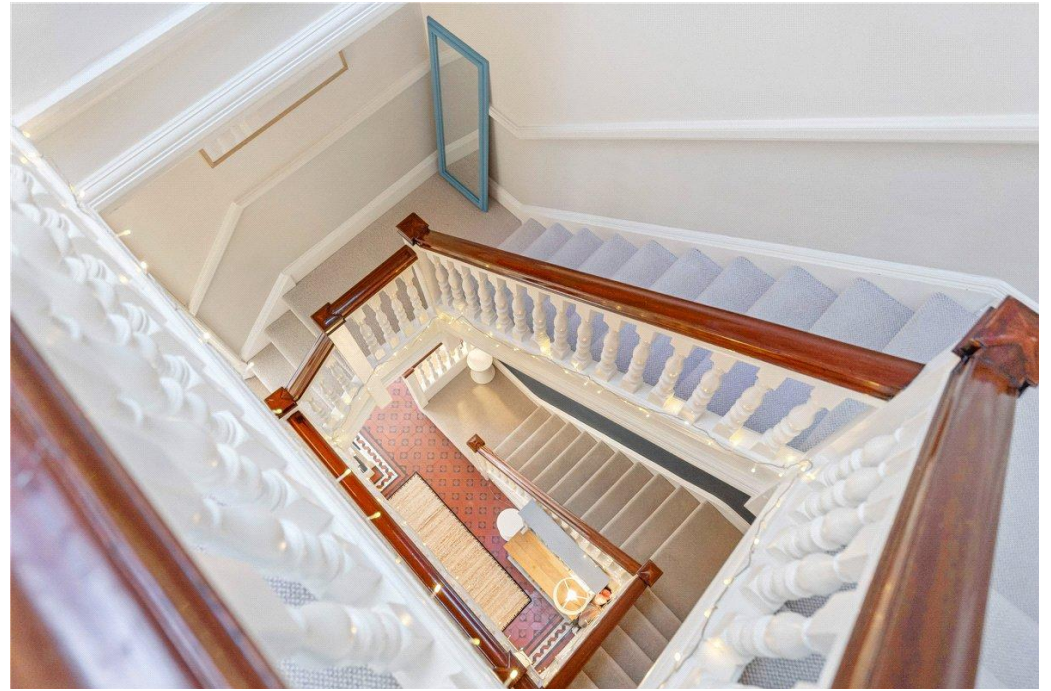
LOCAL AUTHORITY City of York Council

EPC BAND D

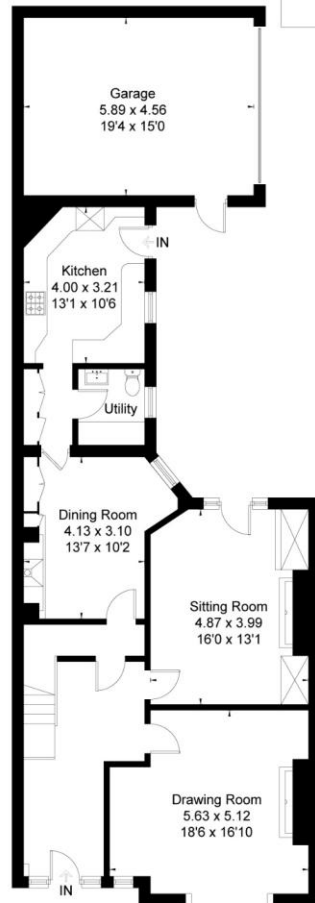
ONE OF YORK'S MOST COVETED ADDRESSES. THIS EXCEPTIONAL SIX-BEDROOM VICTORIAN TOWNHOUSE ON THE AVENUE OFFERS BEAUTIFULLY PRESENTED ACCOMMODATION ACROSS THREE FLOORS.



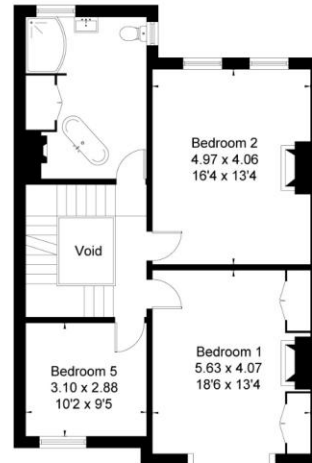




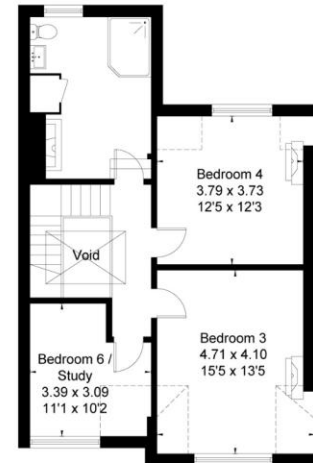
The Avenue York, YO30
 Approximate Area = 2566 sq ft / 238.4 sq m
 Garage = 289 sq ft / 26.9 sq m
 Total = 2855 sq ft / 265.3 sq m
 (Excluding Void)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106383

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

York 01904 558200

york.resisales@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk
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