



PRECENTORS COURT, YORK
£695,000

Carter Jonas

3 PRECENTORS COURT, YORK, YO1 7EJ

An elegant and characterful Grade II* listed townhouse enjoying a truly exceptional setting just moments from York Minster. Quietly positioned on a charming mews street within the historic city walls, the property offers a rare blend of central convenience and peaceful residential living.

Beautifully upgraded in recent years, the house successfully combines period charm with modern comfort. Exposed timber beams and feature fireplaces provide a sense of warmth and individuality, while the well-considered layout offers flexible accommodation ideally suited to contemporary family life.

Arranged over three floors, the property extends to provide generous and well-proportioned living space. The ground floor comprises an entrance hallway with access to a useful cellar, a welcoming sitting room centred around a decorative cast-iron fireplace, and a spacious kitchen-dining room fitted with a range of units and appliances, enhanced by a wood-burning stove. To the rear lies an enclosed courtyard with outside storage and attractive views towards York Minster.

The first floor provides two comfortable bedrooms, both with en-suite facilities. The second floor offers two further bedrooms together with a separate house bathroom.

Precentors Court enjoys an enviable location in the very heart of York, allowing immediate access to the city's rich array of cultural attractions, independent shops, restaurants and historic landmarks. York railway station is also within comfortable walking distance, offering regular services to major regional and national destinations.

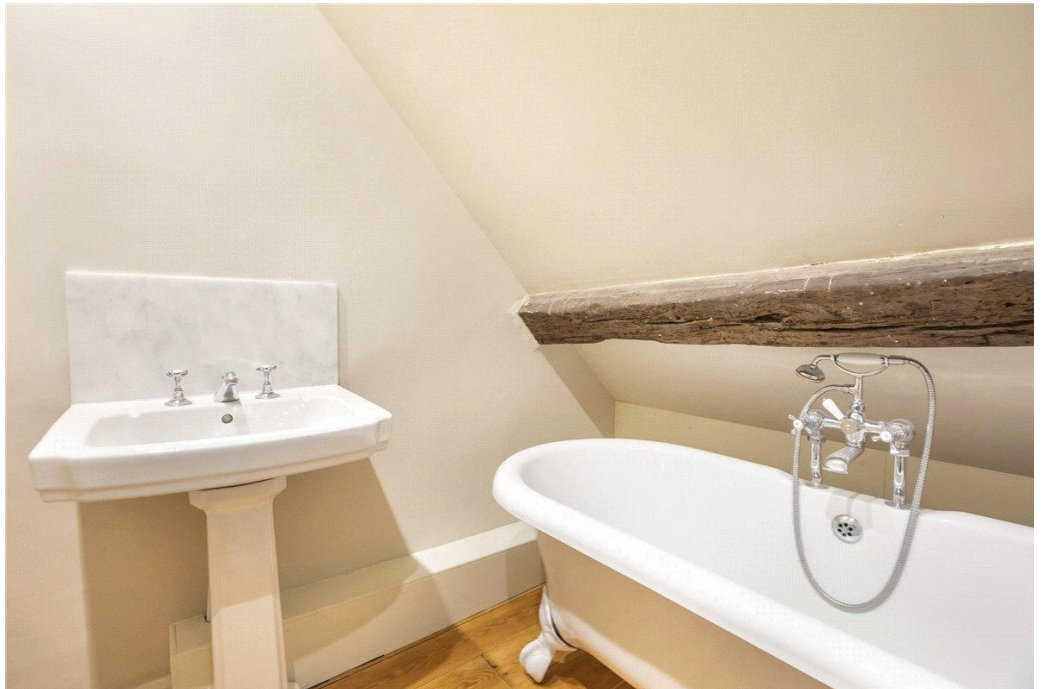
TENURE Freehold

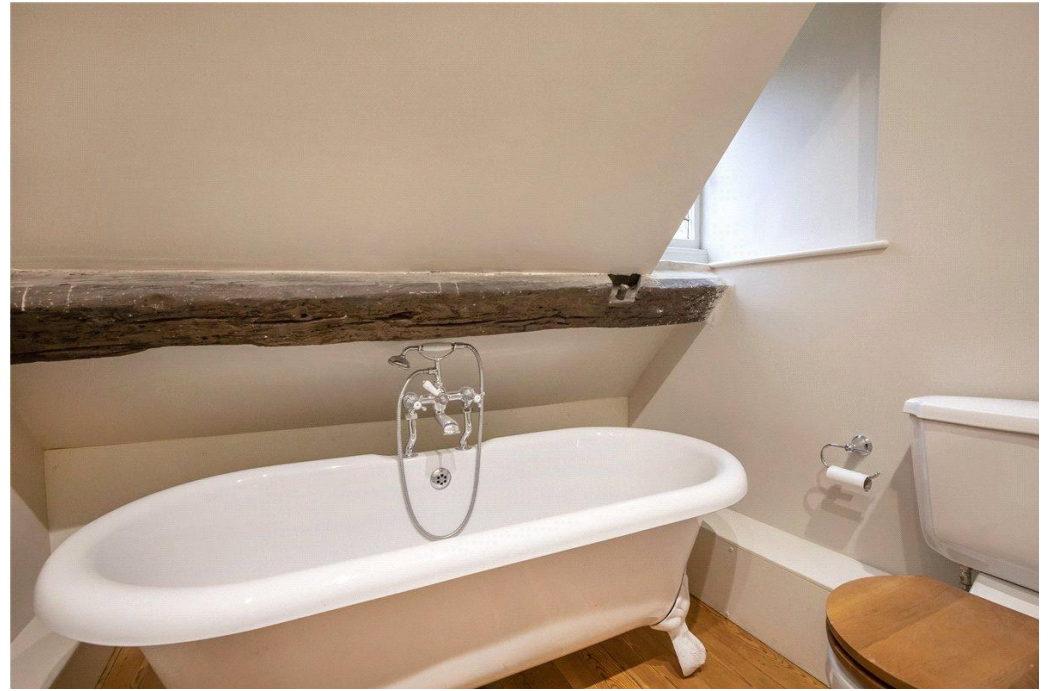
LOCAL AUTHORITY City of York Council

EPC BAND D

A FOUR-BEDROOM PERIOD TOWNHOUSE SET OVER THREE FLOORS, NESTLED WITHIN THE CITY WALLS AND PRACTICALLY ON THE DOORSTEP OF YORK MINSTER.







Precentors Court, York, YO1

Approximate Area = 111.7 sq m / 1202 sq ft

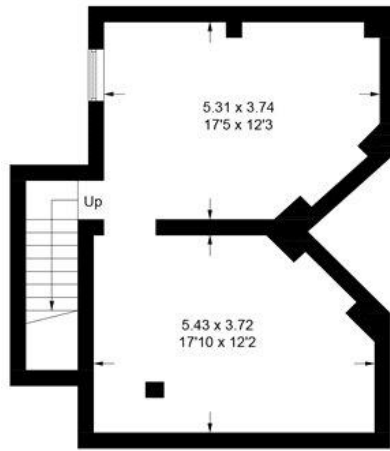
Restricted Use Area = 14.2 sq m / 153 sq ft

Basement = 44.2 sq m / 476 sq ft

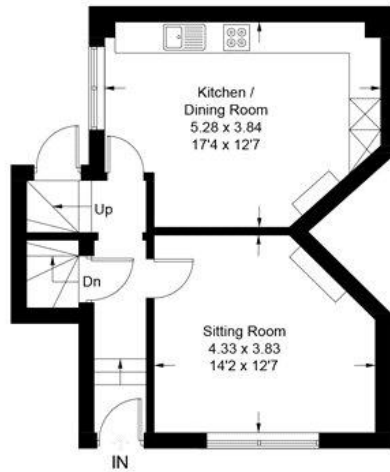
Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft



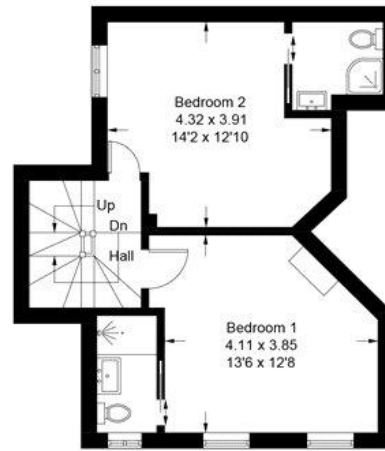
= Reduced headroom below 1.5m / 5'0



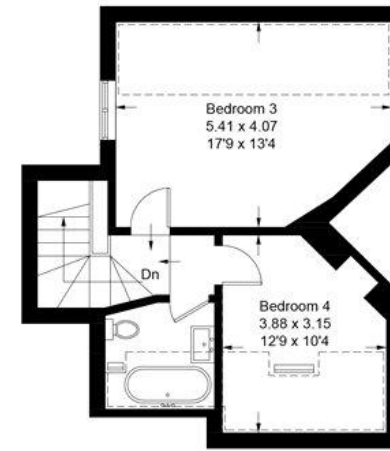
Basement



Ground Floor



First Floor



Second Floor

illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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