



**HAMPDEN STREET, YORK**  
GUIDE PRICE £725,000

**Carter Jonas**

# HAMPDEN STREET, YORK

Unique period property in the heart of Bishophill, currently arranged as two maisonettes but offering exciting potential to create a substantial 4/5-bedroom family home. Private courtyard parking and no onward chain. A rare opportunity to acquire a substantial period property occupying a prominent corner position within York's highly sought-after Bishophill Conservation Area, just moments from the city centre, railway station and the vibrant amenities of Bishophorpe Road.

Overlooking attractive green spaces and enjoying open views along Bishophill Senior towards the well-known Golden Ball public house and Lady Anne Middleton's Hotel, Hampden House is an elegant early Victorian building that has been sympathetically and extensively renovated in recent years. The result is a beautifully presented property that successfully blends period character with modern convenience.

Formerly a corner shop for over a century, the property has a rich and fascinating history and remains a well-known local landmark within Bishophill. Currently arranged as two independently accessed maisonettes, the accommodation extends across four floors and offers exceptional flexibility for a variety of purchasers. The property could continue in its current configuration, providing multi-generational living, income potential or investment opportunities, whilst also offering the prospect of being reconfigured into a superb four or five-bedroom family home, subject to any necessary consents. Architectural drawings illustrating a number of alternative residential layouts are available from the selling agents and can also be viewed online.

The upper maisonette is arranged over the first and second floors and provides particularly bright and airy accommodation, benefitting from its corner position and attractive open outlook. The accommodation includes an impressive principal reception room featuring original cast iron fireplaces, bespoke cabinetry and views across the conservation area. A contemporary fitted kitchen with integrated NEFF appliances, bathroom and two generous double bedrooms complete the accommodation, with the flexibility to reinstate a third bedroom if required.

The lower maisonette occupies the ground and lower ground floors and was formerly the building's corner shop. It offers characterful accommodation including a spacious reception room, two bedrooms and bathroom, together with a kitchen and dining room located on the lower ground floor.

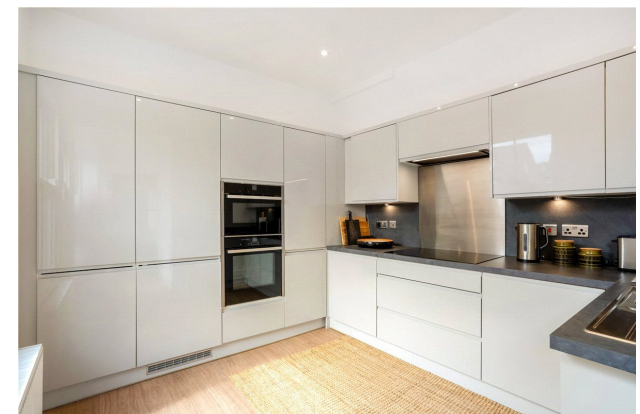
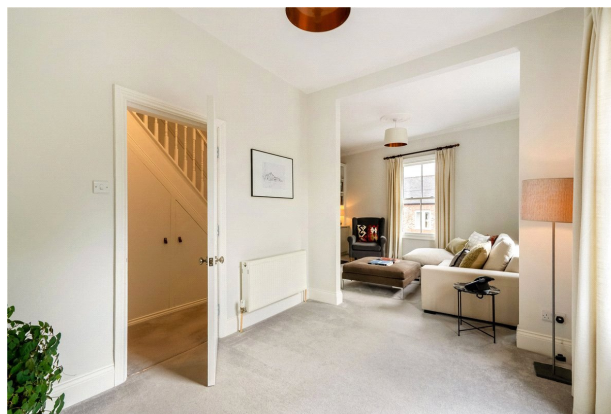
Of particular note is the private landscaped rear courtyard, which provides valuable off-street parking, a rarely available feature within York's historic city walls.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** D

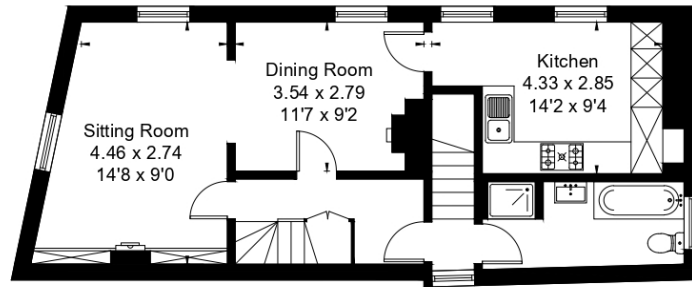
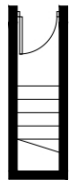
## UNIQUE PERIOD PROPERTY IN THE HEART OF BISHOPHILL, CURRENTLY ARRANGED AS TWO MAISONETTES BUT OFFERING EXCITING POTENTIAL TO CREATE A SUBSTANTIAL 4/5-BEDROOM FAMILY HOME. PRIVATE COURTYARD PARKING AND



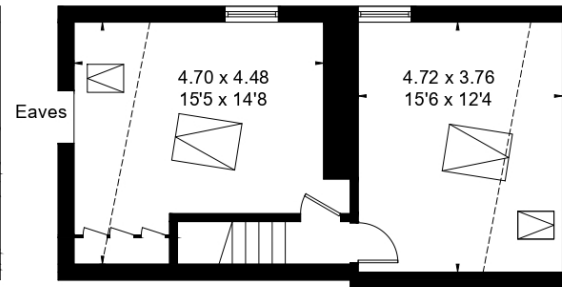




Hampden Street York, YO1  
 Approximate Area = 1055 sq ft / 98 sq m



= Reduced head height below 1.5m



Ground Floor

First Floor

Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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 #109056

York 01904 558200

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

**carterjonas.co.uk**  
 Offices throughout the UK

**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.