



**ALBEMARLE ROAD, YORK**  
£725,000

**Carter Jonas**

# 11 ALBEMARLE ROAD, YORK, YO23 1EN

11 Albemarle Road is the kind of house and address York buyers actively wait for – a substantial Late Victorian townhouse on The Mount, with the Knavesmire virtually on the doorstep and the city centre and station comfortably walkable. Spanning approximately 2,322 sq ft over three floors, it offers substantial scale and an excellent footprint for refurbishment and long-term family living.

The ground floor is particularly strong: a generous kitchen/breakfast room built for everyday life, plus two beautifully proportioned reception rooms that deliver the elegance and flexibility Victorian houses do best. A ground-floor bedroom with en-suite adds a valuable extra dimension – ideal for guests, a home office, or multi-generational living.

Upstairs, the accommodation is both extensive and unusually well arranged, with six double bedrooms across the first and second floors. A standout feature is the level of amenity: every bedroom has en suite facilities, creating a layout that works effortlessly for families, teenagers, visiting relatives and home working without compromise.

The setting is a major differentiator. Albemarle Road sits just off The Mount in York's Central Historic Core Conservation Area, combining a prestigious residential feel with immediate access to the city's best lifestyle points – Bishopthorpe Road, Rowntree Park, the riverside, and a superb choice of schools. Quite simply, this is a prime York location with the space and potential to become one of the area's finest homes.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** D

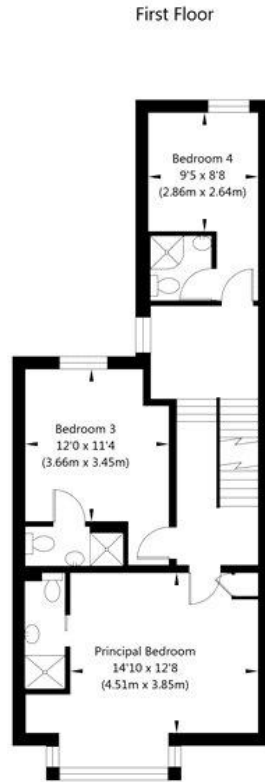
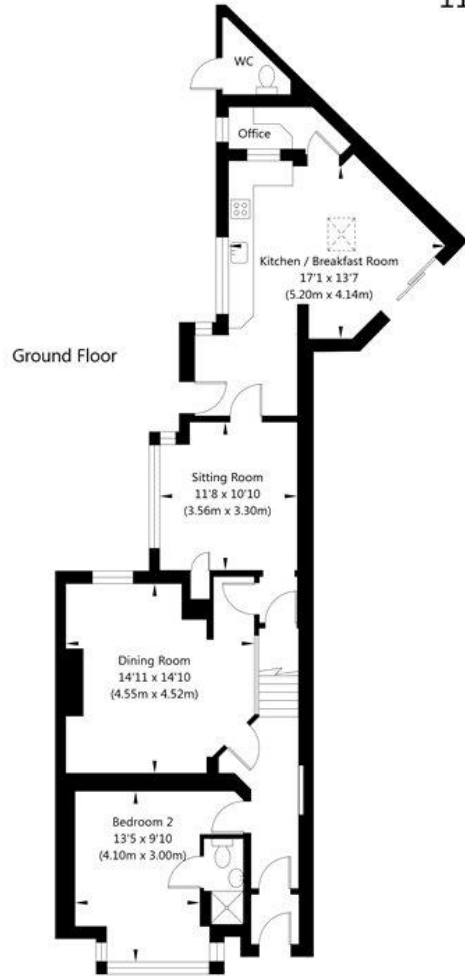
**A SUBSTANTIAL LATE VICTORIAN TOWNHOUSE ON THE MOUNT, OVERLOOKING THE KNAVESMIRE AND WITHIN EASY WALKING DISTANCE OF YORK CITY CENTRE AND THE STATION. THIS PROPERTY PROVIDES AN EXCITING OPPORTUNITY FOR REDEVELOPMENT**





# 11 Albemarle Road, York, YO23 1EN

APPROXIMATE GROSS INTERNAL FLOOR AREA  
 2322 SQ FT / 215.75 SQ M - (Excluding Outside WC)  
 Total - 2347 SQ FT / 218.08 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 All Measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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