



**5 THE AVENUE, YORK,**  
£1,250,000

**Carter Jonas**



## 5 THE AVENUE

### YORK, YO30 6AS

The Avenue is one of York's smartest addresses, a leafy residential enclave situated just off Bootham. An imposing terrace of Grade II Listed Victorian townhouses, each has its own distinctive characterful facade, set back behind manicured forecourt gardens. Number 5 sits centrally in the terrace, and being double fronted, occupies a wider plot than its neighbours.

A grand house of impressive proportions, the versatile accommodation extends to almost 3500 square feet over three floors, positioned around a central staircase and spacious hallway. Most of the rooms feature original fireplaces and wooden floors, the layout offering great flexibility to suit a variety of lifestyles. Currently, the ground and first floors serve as living space, comprising a kitchen/breakfast room, a conservatory leading out to the garden, and a selection of beautiful reception rooms; some with fabulous bay windows looking out onto the front garden greenery, others offering a cosier feel with views onto the rear walled garden. The second floor offers 5 well-proportioned bedrooms, and each floor is served by its own bathroom.

To the rear of the house is a delightful walled garden. Thoughtfully designed with a variety of fruit trees and shrubbery, it benefits from a wonderfully private patio seating area, 2 brick built storage sheds, and double gates giving access to the rear mews passageway.

The Avenue is situated just a short walk from Clifton Green with a range of local facilities, giving a unique village feel. York city walls and the railway station are within a mile, and the outer ring road is close by for convenient transport links.

**TENURE** Freehold

**EPC BAND** Exempt, GII Listed

## A GRAND VICTORIAN TOWNHOUSE SITUATED IN A TREE LINED AVENUE LESS THAN A MILE FROM YORK CITY WALLS





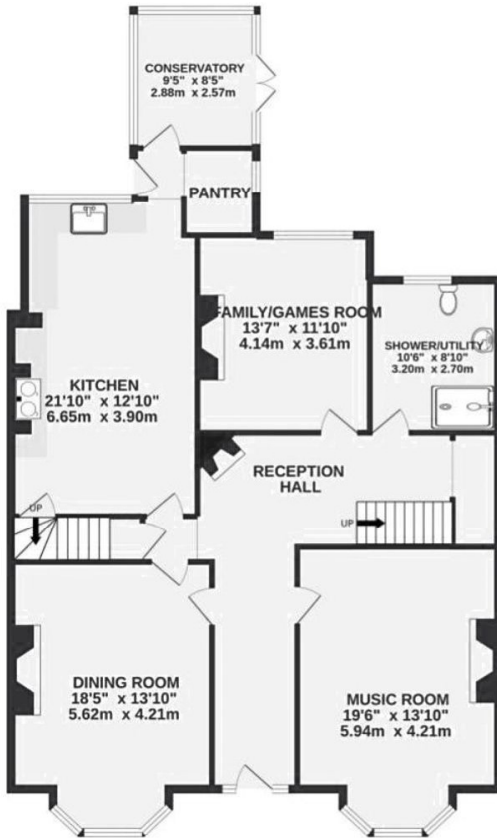








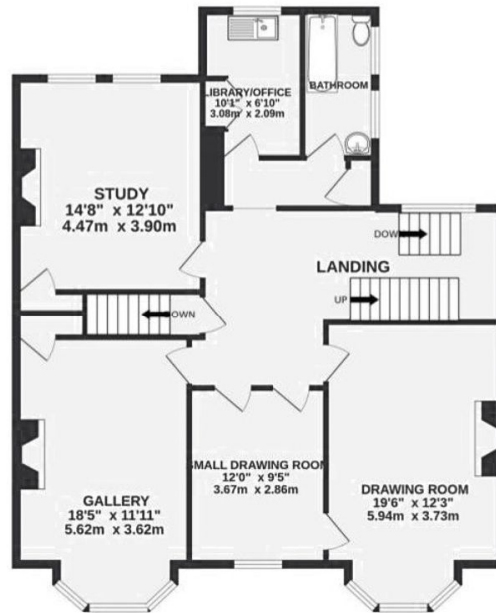
GROUND FLOOR  
1389 sq.ft. (129.1 sq.m.) approx.



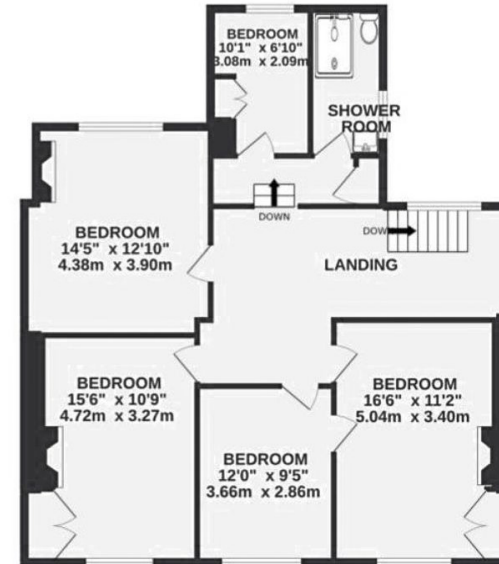
TOTAL FLOOR AREA : 3491 sq.ft. (324.4 sq.m.) approx.

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Made with Metropix

1ST FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



2ND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



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