



**ST. MARTINS LANE, YORK**

£1,250,000

**Carter Jonas**

# ST. MARTINS LANE, YORK, YO1 6LN

The best located period townhouse in the City? This property can certainly make the case! Located towards the start of Micklegate, with fabulous views looking down towards Low Ousegate, there's nowhere better for enjoying "people-watching" from an elevated position. Venture out of the front door, and you're quickly immersed in the heart of the city.

The property underwent an extensive program of renovation recently to ensure there is little for a prospective buyer to do. Once in, the buyer can enjoy true versatility with;

CAT 5 cabling, ADT burglar alarm, hardwired smoke and fire alarms, as well as CCTV, video entry and gated front door - making it ideal for both homeworking and as a base that can be left for long periods.

The basement has the potential for holiday letting - offering a potentially profitable income stream.

The generously proportioned 5 bedrooms (spread over 5 floors) makes for superb accommodation for friends and family to stay.

The stunning grand central staircase that greets you as you enter the property must be seen in-person to be truly appreciated.

Whilst there is no allocated parking that comes with the property, there is a parking permit available for nearby streets, and plenty of private parking options close by that can be secured through negotiation.

Viewing highly recommended to appreciate this outstanding piece of York history.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** To be confirmed

**A STUNNING 5 BEDROOM TOWNHOUSE, REFURBISHED TO AN EXCELLENT STANDARD PROVIDING BEAUTIFULLY APPOINTED ACCOMMODATION RIGHT IN THE HEART OF YORK.**

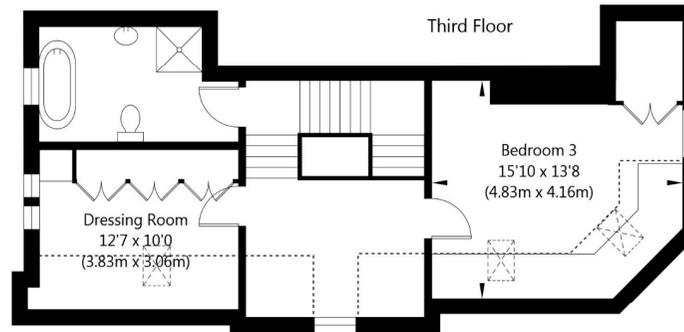
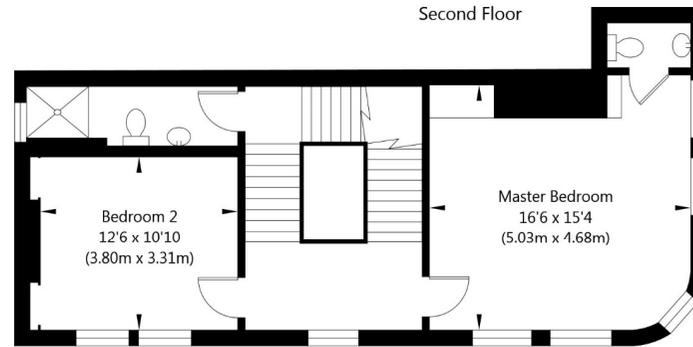
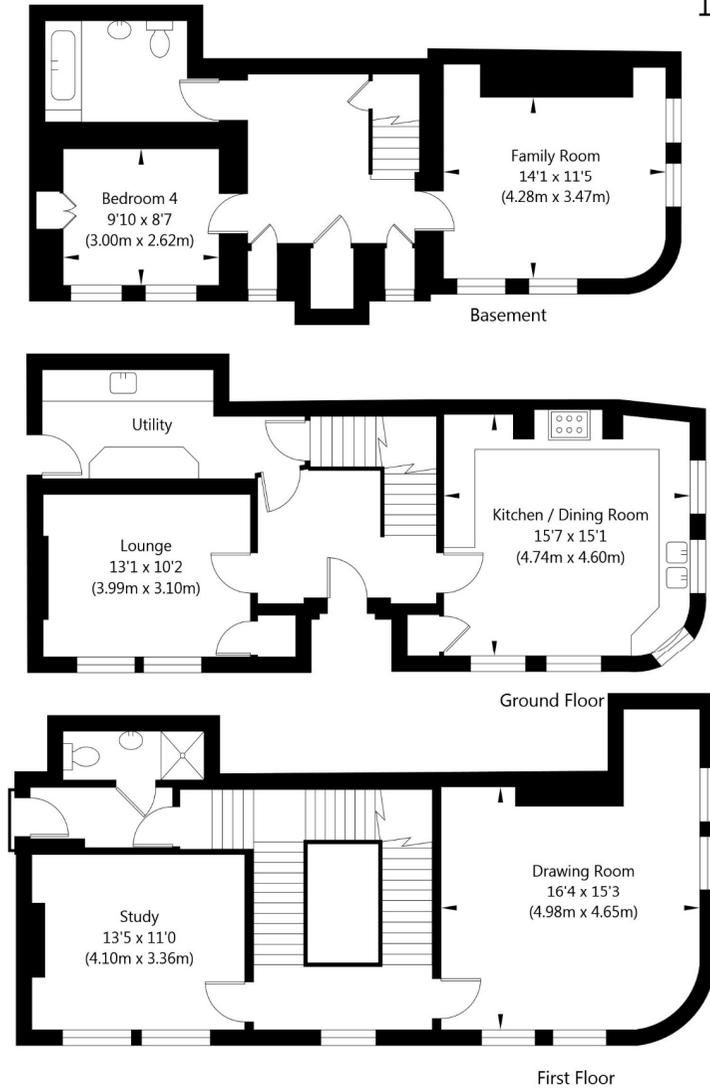






# 1 St. Martins Lane, York, York, YO1 6LN

APPROXIMATE GROSS INTERNAL FLOOR AREA  
3147 SQ FT / 292.34 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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