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THE MOUNT YORK



BEECH VILLA

119 THE MOUNT, YORK YO24 1DU

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Built in the characterful 'Tudor Revival' style in graceful white brick with painted stone dressings, exposed limestone decorative features and slate roofs, Beech Villa is an exceptional detached period property with mullioned bay windows, high ceilings and that unmistakable aura of quality and class.

Beech Villa comes with the opportunity for its new owners to make the interiors truly their own.

The refurbishment of Beech Villa includes comprehensive external works, featuring a complete re-roofing, new second-floor dormer windows, and the refurbishment or replacement of all remaining windows and external doors. The original stonework will be professionally chemically cleaned and repointed to restore the façade's character. Additionally, the project includes the construction of new garages and a rear extension. These extensive structural and external improvements provide the buyer with a rare, high-quality blank canvas to build their own home.

This allows full scope to customise final fit-out and interior design to personal taste and specifications.



## GROUND FLOOR

GIA 2475 SQ.FT (230 SQ.M)



## FIRST FLOOR

GIA 2088 SQ.FT (195 SQ.M)



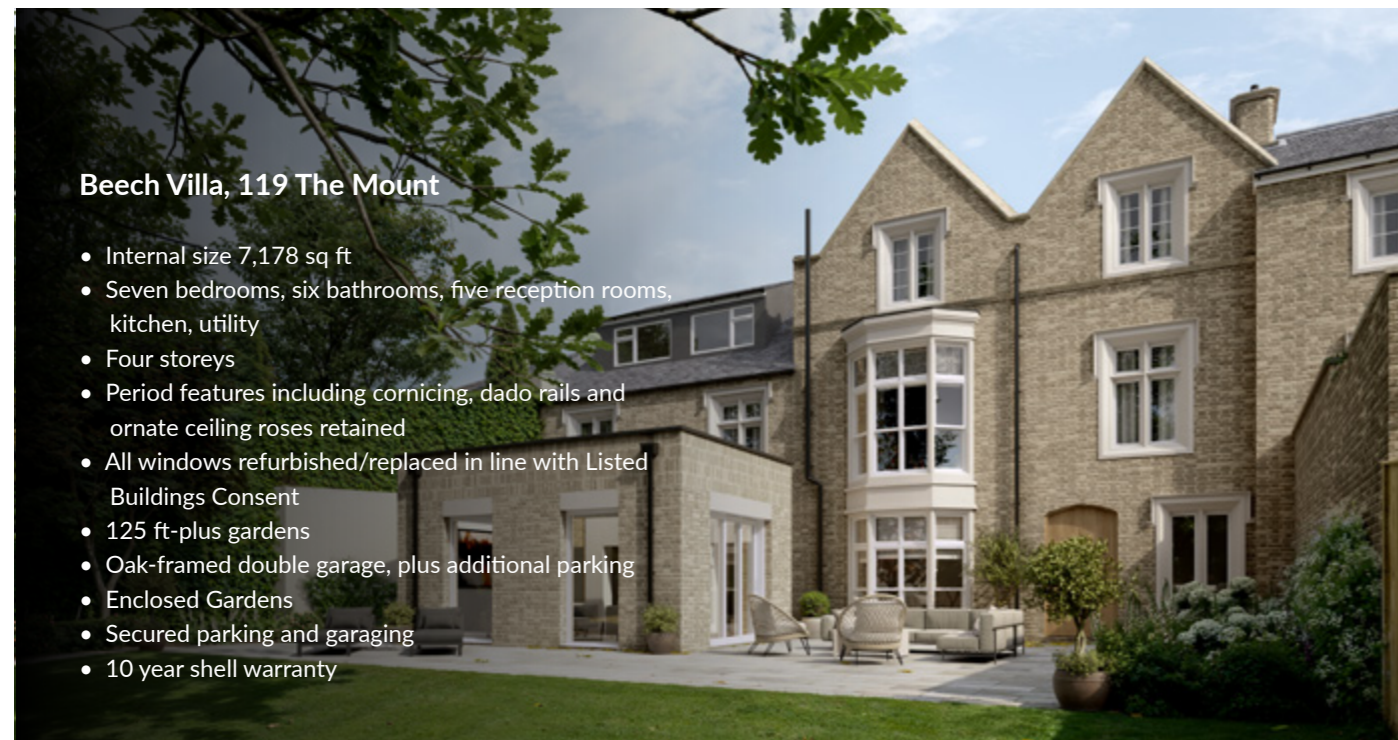
## LOWER GROUND FLOOR

GIA 753 SQ.FT (70 SQ.M)



## SECOND FLOOR

GIA 1862 SQ.FT (173 SQ.M)



### Beech Villa, 119 The Mount

- Internal size 7,178 sq ft
- Seven bedrooms, six bathrooms, five reception rooms, kitchen, utility
- Four storeys
- Period features including cornicing, dado rails and ornate ceiling roses retained
- All windows refurbished/replaced in line with Listed Buildings Consent
- 125 ft-plus gardens
- Oak-framed double garage, plus additional parking
- Enclosed Gardens
- Secured parking and garaging
- 10 year shell warranty

# WITHIN A MILE OF THE MOUNT



Roots York, Marygate



Skosh, Micklegate



Melton's, Scarcroft Road



Everyman Cinema



York Races



York Theatre Royal

ALL ENQUIRIES:

A DEVELOPMENT BY:

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