



LENDAL HILL HOUSE, YORK
£795,000

Carter Jonas

LENDAL HILL HOUSE, LENDAL BRIDGE, YORK YO1 7DP

Partially constructed from the historic city walls and quietly tucked away down a cobbled street along the side the Museum Gardens Lendal Hill House is a three-storey townhouse abutting the north east side of Lendal Tower, an ancient scheduled Monument which once formed part of the City of York's defences.

Built of dark red brick with a clay pantile roof and dissected by pretty dormer windows, the building itself dates from the late 18th Century and still benefits from a number of characteristics from that era.

Formerly leased to the York Waterworks company and also used as a Public Baths in the late 1700s when the adjoining Lendal Tower was the key water supply to the City of York, the property in more recent years has been converted into a unique property which boasts magnificent views of the River Ouse across the rear garden

Although the external appearance of the building has remained largely unchanged the current owners have carried out a comprehensive programme of refurbishment and the results are mesmerising.

The ground floor offers a dining room and a breakfast kitchen – a stunning room with three big windows overlooking the garden.

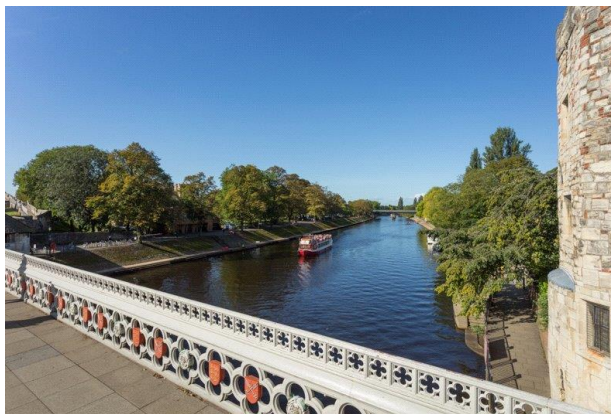
Upstairs to the first floor which boasts a spacious versatile reception room with an archway leading from one bright living area to another and with deep windows giving great riverside views. There are a further two bedrooms and a shower room on this floor. One of these rooms could make an ideal home office.

On the third floor you will find a superb master bedroom suite with, again, two separate areas running into each other (one could be a fabulous dressing room) and another bathroom. More wonderful river views from the master bedroom and a feeling of utter luxury and space.

Superbly sited within the famous city walls, a stones throw from the station with beautiful streets, award winning restaurants, delicious delis', cafes and bars this really is an exciting and enviable opportunity to live in a charming property in the city centre.

In the heart of the UK, York is one of the best-connected cities: 20 minutes from Leeds and under 2 hrs from Manchester and London. With superb schools and two celebrated universities it is a much-desired place to live and work.

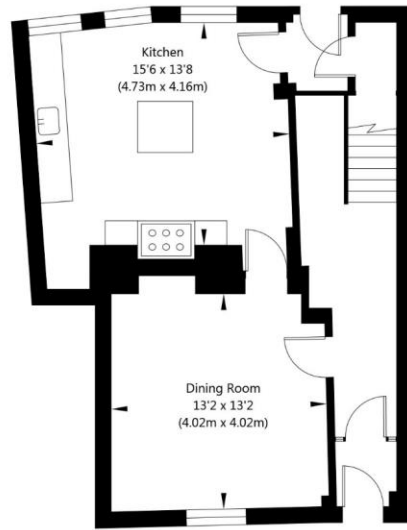
AN ENVIABLE OPPORTUNITY TO AQUIRE THIS ATTRACTIVE THREE-BEDROOM GRADE II LISTED TOWNHOUSE WITH FABULOUS VIEWS OF THE RIVER OUSE, PRIVATE GARDEN AND A MUCH SOUGHT-AFTER PARKING SPACE



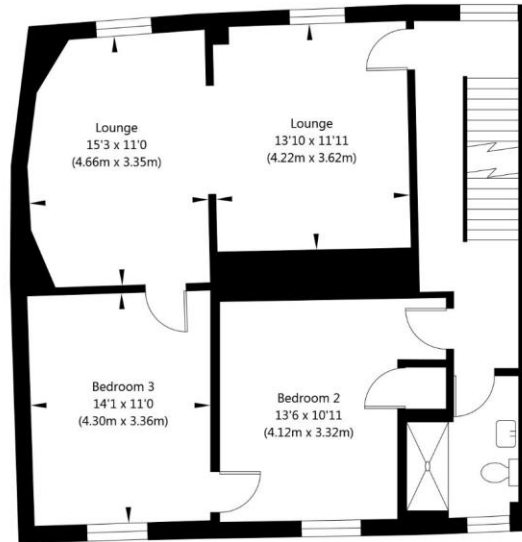




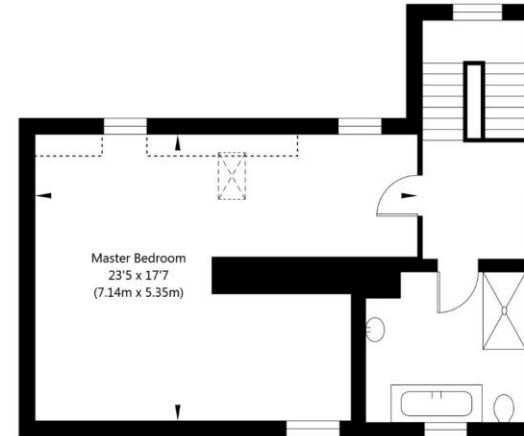
Lendal Hill House, Lendal Bridge, York, YO1 7DP
APPROXIMATE GROSS INTERNAL FLOOR AREA
2066 SQ FT / 191.89 SQ M



Ground Floor



First Floor



Second Floor



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
www.exposurepropertymarketing.com © 2020

York 01904 558200

york@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.