



**ALBEMARLE ROAD, YORK**  
£925,000

**Carter Jonas**

# ALBEMARLE ROAD, YORK, YO23 1EN

A rare opportunity to acquire a substantial Late Victorian townhouse in one of York's most desirable residential settings, overlooking the Knavesmire and moments from York Racecourse. Offering approximately 3,200 sq ft of accommodation over three principal floors (plus cellar), this is a property with genuine presence, scale and flexibility – equally suited to a significant private home or a lifestyle business.

The house has been used in recent years as a bed and breakfast, and importantly planning approval is in place to change the use to residential, creating an exciting opportunity for a purchaser to design and restore a large family home in a premier Mount location. The proportions and footprint are excellent, with large rooms, strong ceiling heights and a layout that lends itself well to reconfiguration and improvement.

Period character remains a key feature throughout, including sash windows, decorative cornicing and corbels, stained glass, deep skirtings and traditional tiled flooring. The ground floor provides a welcoming entrance hall, two impressive reception rooms with bay windows, and kitchen space to the rear opening onto the private walled courtyard. The upper floors offer extensive bedroom accommodation, much of it with en suite facilities, along with ancillary space supporting either residential or guest use.

Few positions combine this level of space with such a premium setting. Albemarle Road runs directly off The Mount, within York's Central Historic Core Conservation Area, placing the city centre, Micklegate, and the railway station within comfortable walking distance. Bishopthorpe Road ("Bishy Road"), Rowntree Park and riverside walks are also close at hand, making this a standout opportunity for buyers seeking scale, status and long-term upside in a top-tier York location.

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** To be confirmed

**A SUBSTANTIAL LATE VICTORIAN TOWNHOUSE OVERLOOKING THE KNAVESMIRE, IN THE HEART OF THE MOUNT. WITH A PRIVATE WALLED COURTYARD AND GARAGE. FORMERLY OPERATED AS A B&B, WITH PLANNING APPROVAL IN PLACE FOR A CHANGE TO RESIDENTIAL USE.**



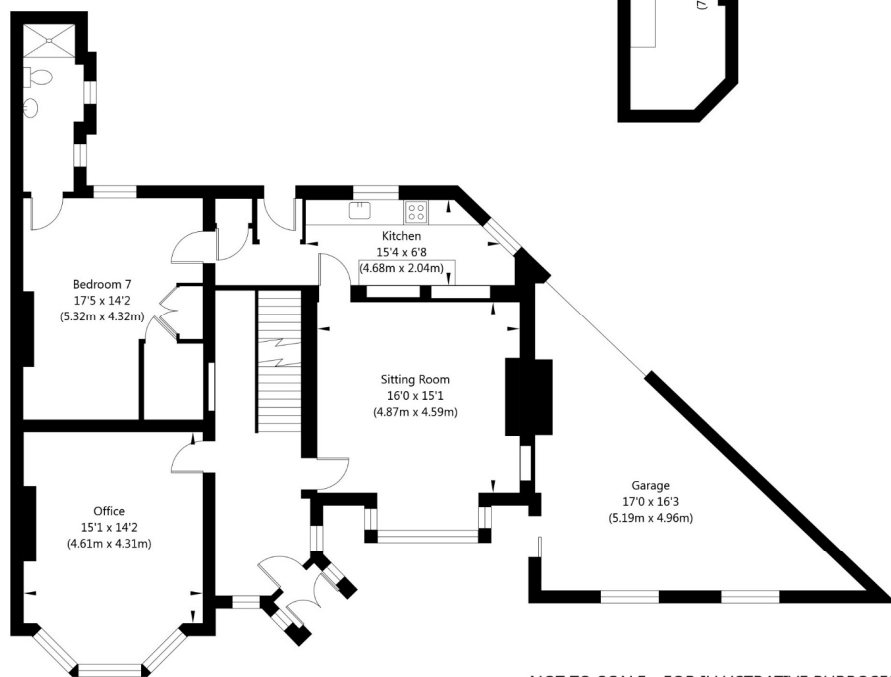
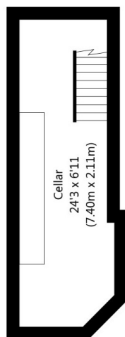




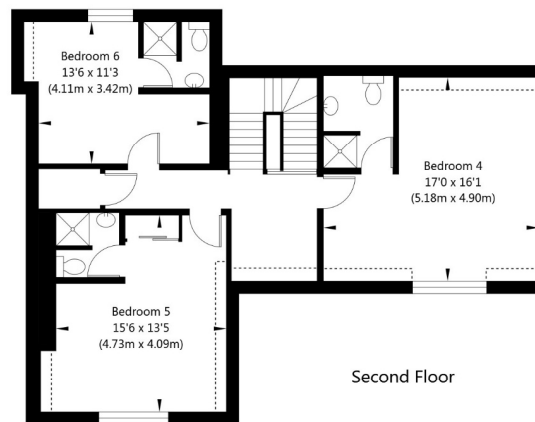
# 13 Albemarle Road, York, YO23 1EN

APPROXIMATE GROSS INTERNAL FLOOR AREA

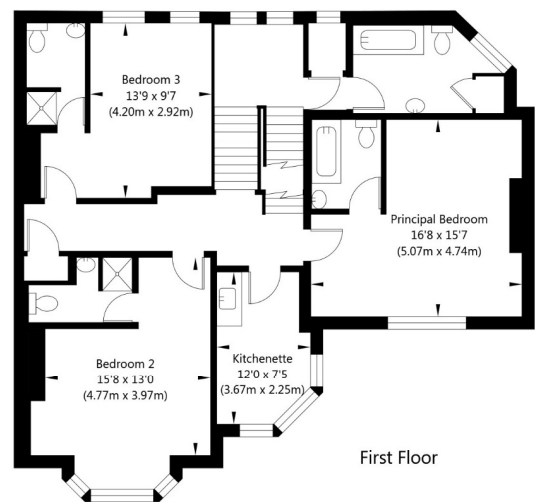
Main House - 3199 SQ FT / 297.17 SQ M (Excluding Garage & Cellar)  
 Total - 3708 SQ FT / 344.51 SQ M



Ground Floor

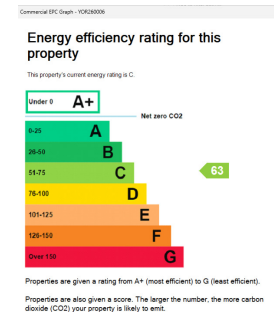


Second Floor



First Floor

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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