



1 Ascot Mews  
Emerald Street, York  
YO31 8LT



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**8LT**

**£375,000**

A fantastic opportunity to own 1 of the 3 Mews houses which are sat just off Emerald Street in the Groves. 1 Ascot Mews offers a spacious and bright layout throughout, with the ground floor comprising of; Entrance hallway, cloakroom, two well proportioned reception rooms and kitchen/diner.

The first floor is as generous in size with a recently installed large family bathroom, three bedrooms with vaulted ceilings and an ensuite shower room to bedroom two!

The property is currently tenanted on a periodic AST, with a rental income of £1500pcm, however the property can be sold with vacant possession and there is also the bonus of NO FORWARD CHAIN.

Call Quantum for an early viewing of this super property - 01904 631631

EPC Rating C  
Council Tax Band D

**Entrance Hallway**

Part glazed UPVC door. Radiator. Door to further rooms. Stairs to first floor.

**Cloakroom**

Fitted two piece suite comprising wash hand basin and toilet. Extractor fan.

**Kitchen Diner**

22'0 x 12'4 (6.71m x 3.76m)

Fitted with high and low level units and coordinating worktops. Sink and drainer. Built in oven with electric hob and extractor hood above. Space and plumbing for dishwasher and washing machine. Built in fridge freezer. Cupboard housing ideal boiler. Two storage cupboards. Radiator.

**Dining Room**

15'7 x 9'9 (4.75m x 2.97m)

UPVC double doors leading out onto the communal courtyard. UPVC window. Radiator.

**Living Room**

15'7 x 10'3 (4.75m x 3.12m)

Two UPVC windows. Radiator.

\*currently being used as a bedroom

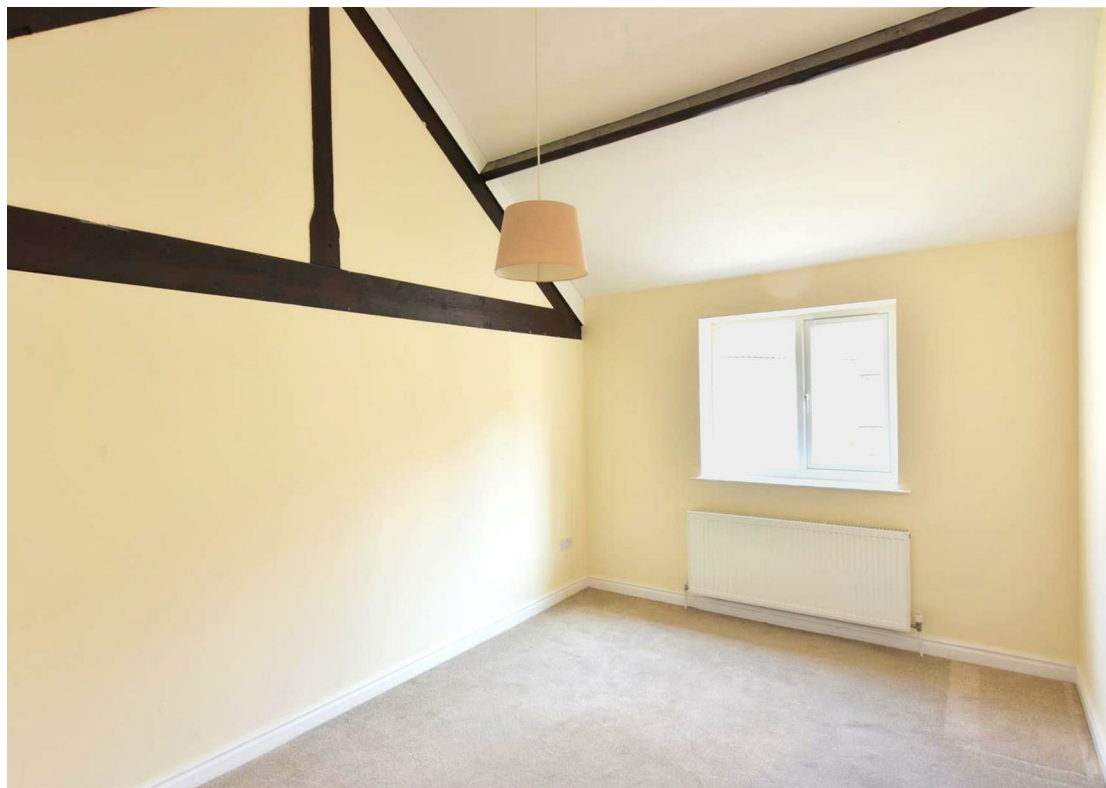
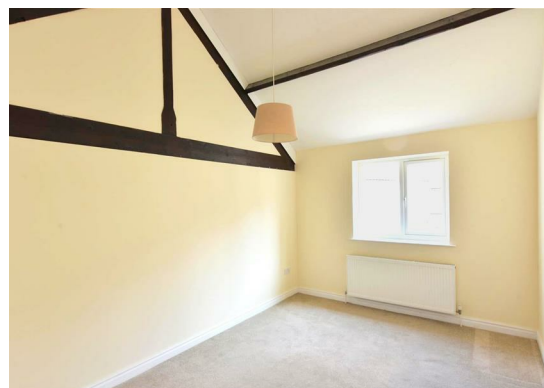
**Stairs to first floor**

**First floor landing**

With vaulted ceiling. Three UPVC opaque windows.







#### Bedroom One

15'7 x 10'2 (4.75m x 3.10m)

With faulted ceiling. UPVC window. Radiator.

#### Bedroom Two

12'4 x 10'6 (3.76m x 3.20m)

With vaulted ceiling. UPVC window. Radiator. Door to ensuite shower room.

#### Ensuite Shower Room

5'7 x 5'10 (1.70m x 1.78m)

Fitted three piece suite comprising; Shower cubicle, wash hand basin and toilet. Heated towel rail. Extractor fan.

#### Bedroom Three

14'8 x 6'6 (4.47m x 1.98m)

Two UPVC windows. Radiator. Built in cupboard.

#### Bathroom

11'5 x 10'7 (3.48m x 3.23m)

Fitted with a modern four piece suite comprising; bath, wash hand basin, toilet and large shower cubicle. Heated towel rail. Opaque UPVC window. Extractor fan.

\*bathroom recently installed.

#### Outside

With a communal courtyard to the front of the property, this area provides your designated parking space for one vehicle.

#### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is D. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a ideal combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

#### Additional Information

The property is currently rented and managed by Quantum. Can be sold with vacant possession, however if you are looking for an investment property the house currently achieves £1500pcm.

Gas Certificate next due 05/08/2026

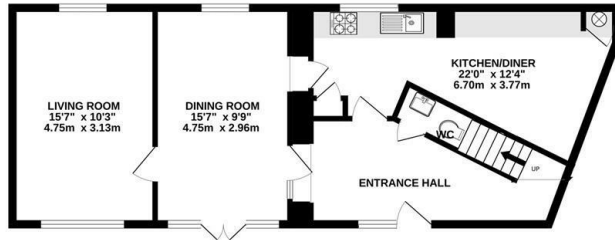
EICR next due 14/07/2028

The current AST is a rolling periodic tenancy. As and when a sale is agreed with vacant possession your solicitor will likely advise that you will need to view the property vacant before exchange of contracts.

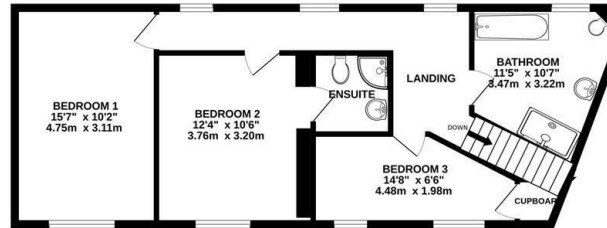
\* Disclaimer \* We have used a mixture of photos, the bedroom photos are pre tenancy.

All information should be checked and verified by your solicitor.

GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.

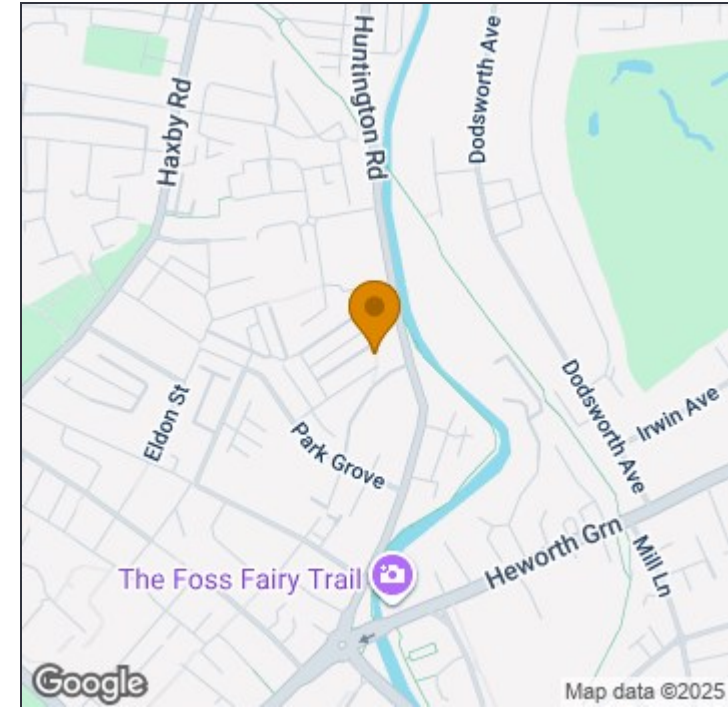


1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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