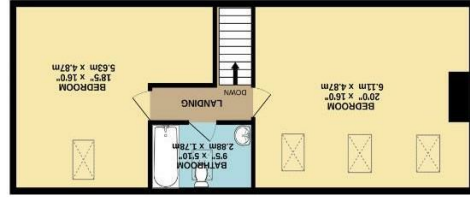
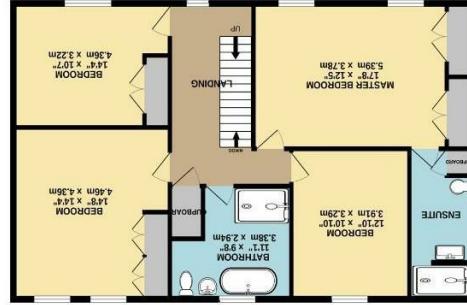


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

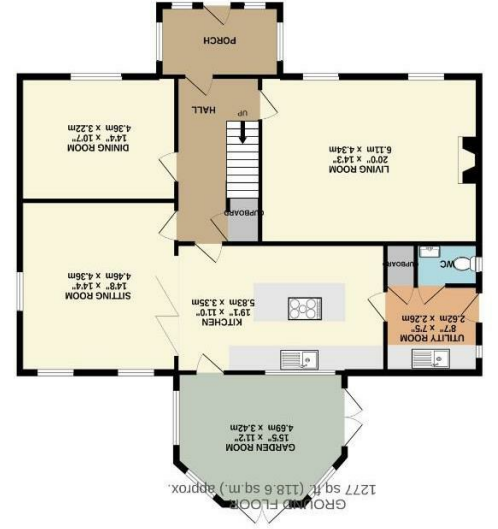
| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | A (92 plus) |
|   | B (81-91)   |
|   | C (69-80)   |
|   | D (55-68)   |
|   | E (39-54)   |
|   | F (21-38)   |
| Not energy efficient - higher running costs | G (1-20)    |
| Current                                     | 71          |
| Potential                                   | 80          |



TOTAL FLOOR AREA: 2997 sq. ft. (278.5 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 operating efficiency can be given.  
 Made with Metropix ©2022



1ST FLOOR  
 1058 sq. ft. (98.3 sq. m.) approx.



GROUND FLOOR  
 1277 sq. ft. (118.6 sq. m.) approx.



Blencathra John Street, York  
 £1,000,000



Ashtons





## Description

Tucked away in a peaceful residential area on the edge of York City centre, stands Blencathra House. Built in the 2000's this imposing six bedroom detached home boasts generous living accommodation over 2990 sq ft, a double garage and a idyllic walled garden. The property has been lovingly well maintained over the years, and offers further potential for a buyer to put their own stamp on the property.

Spread over three floors the internal accommodation briefly comprises an entrance porch, good sized hall leading to two principal reception rooms. The true hub of the home is the open plan kitchen/dining/sitting area divided by aluminium bi-folds boasting flexible living space. The kitchen includes an array of contemporary wall and larder units, integrated appliances, and an island complemented by quartz worktops. To the rear of the property is a wonderful garden room ideal for enjoying the landscaped garden. To finish the ground floor accommodation is utility room and wc.

To the first floor are four double bedrooms, including an en suite to the master bedroom and a modern family bathroom. To the floor above are additional two double bedrooms and three piece bathroom suite.

Externally, the walled garden has been landscaped with seating areas, lawn and mature borders. Approached by electric gates there is a driveway for several cars and a double garage.

In summary, this property is a real hidden gem just a stones throw away from the hustle and bustle of Heworth and the City Centre, viewing is highly recommended.