

-
- CELLAR
- GROUND FLOOR
- 15'4" x 14'9"
LIVING ROOM
- 14'9" x 12'9"
SITTING ROOM
- 18'0" x 10'6"
KITCHEN
- 15'1" x 12'9"
DINING ROOM
- UTILITY ROOM
- WC
- STORE
- FIRST FLOOR
- 15'5" x 13'9"
BEDROOM
- 15'5" x 13'9"
BEDROOM
- BATHROOM
- HALLWAY
- UP
- DOWN
- SECOND FLOOR
- 13'9" x 13'9"
BEDROOM
- 15'11" x 13'2"
BEDROOM
- BATHROOM
- HALLWAY
- UP
- DOWN
- TOTAL FLOOR AREA: 2,471 sq. ft. (229.5 sq. m.) approx.
- Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other figures are approximate. It is advised in this plan the quantities will form part of the overall floor area 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.
- Made with Metropix ©2025

A large, multi-story Victorian-style brick house with a prominent bay window and a gabled roof. The house features light-colored brickwork with red brick accents. The bay window has white shutters. The front door is dark green. The house is surrounded by a black metal fence and a garden with yellow flowers. A yellow car is parked in the driveway to the right.

Marlborough Grove
Fishergate, York
YO10 4AY

£900,000

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Set at the end of a handsome Victorian terrace on one of York's most desirable residential streets, this light-filled and beautifully proportioned end-of-terrace home offers elegant accommodation across three floors. Boasting a wealth of original features and a thoughtfully extended ground floor layout, this superb property combines timeless period charm with practical modern living – just a short riverside walk from York city centre.

Behind wrought iron railings and a dwarf brick wall, the tiled entrance porch opens into a welcoming hallway with the original Victorian tiled floor. To the front, the spacious lounge enjoys a large bay window, ornate ceiling cornicing, and a striking period fireplace, making for a warm and refined reception space. To the rear, a second sitting room with French doors to the garden and a second feature fireplace offers further versatility.

The kitchen sits at the heart of the home, fitted with solid wood painted units, wooden work surfaces, Belfast sink, and a traditional Aga set beneath a decorative mantle. Beyond, an extended dining area features a roof lantern and sliding doors onto the south-facing courtyard, creating a light and sociable space perfect for entertaining. A separate utility, WC, and pantry add further practicality, while the cellar beneath the original footprint provides useful storage.

To the first floor, the large principal bedroom spans the full width of the house with a bay window, additional sash window, and original fireplace with marble surround. A further double bedroom, an office/single bedroom, and a well-appointed family bathroom complete this floor.

The second floor provides two additional double bedrooms, both with original fireplaces and sash windows, along with a modern three-piece shower room, generous eaves storage, and a skylight providing natural light.

Externally, the rear courtyard garden is a true highlight – a private, south-facing space offering a peaceful and secluded setting.

