







Mount Villa, 306 Tadcaster Road, York

A unique detached Georgian villa set within a substantial and impressive plot on Tadcaster Road. Offering flexible living space set over four floors with four reception rooms and six / seven bedrooms. A large double garage with electric doors and ample drive way parking.

Tadcaster Road is a picturesque tree lined street of substantial period properties with an extensive cycle network and the wide, open public access spaces of York Racecourse and Hob Moor. Mount Villa is conveniently located for commuters, being just 1.3 miles to the train station, with easy access to the outer ring road and A64 with its further motorway links.

£4,000 Per Calendar Month

HUNTERS®
EXCLUSIVE

Mount Villa, 306 Tadcaster Road, York

DESCRIPTION

Available 14th January

Mount Villa is a substantial and impressive detached late Georgian home, located in a prime position on Tadcaster Road in York. The house sits on a remarkable plot overlooking the Knavesmire and racecourse.

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York's nearby city centre has an excellent range of amenities, shops, and restaurants, mostly within the historic walls, less than a mile away. The nearest supermarket is one mile further along Tadcaster Road.

The internal accommodation, decorated to a remarkable standard in keeping with the historic importance of the house, is set over four floors, providing flexible living space. Recent renovations have uplifted the property whilst maintaining the original Regency style and character, including silk patterned wallpaper and hand painted marble effect walls.

Entering a spacious hallway with impressive spiral staircase, the ground floor provides two reception rooms with feature fireplaces, one of the rooms featuring a large bay window overlooking the garden. A new kitchen has been fitted with white stone worktops, a breakfast bar, American fridge freezer, dishwasher, and range cooker. Glazed double doors can be opened from the kitchen into the spacious dining room, creating an open plan space the depth of the house. The ground floor is completed by a WC and rear door to the garden.

The lower ground floor lends itself to be used as a self-contained apartment with a bright double bedroom, modern bathroom, and a reception room with log burning stove and wine cellar as well as a spacious separate kitchen with oven, dishwasher, and fridge freezer. This floor is completed by a storage cupboard, walk in safe and boiler room.

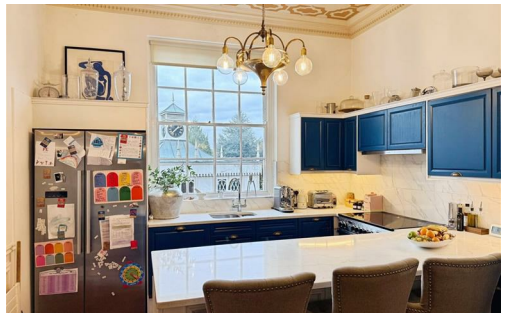
On the first floor, the principal bedroom with en-suite shower room has curtain access to bedroom four, which could alternatively be used as a dressing room. Two further double bedrooms and a family bathroom with shower over the bath complete this level.

The second floor has a newly fitted modern shower room and two double bedrooms with built in wardrobes and eaves storage.

Outside, there is a large double garage with electric doors to front and rear alongside ample off-street parking, available at both the front and rear of the house.

The breath-taking rear garden, which is maintained by a gardener, has a charming, characterful summer house and mature planting.









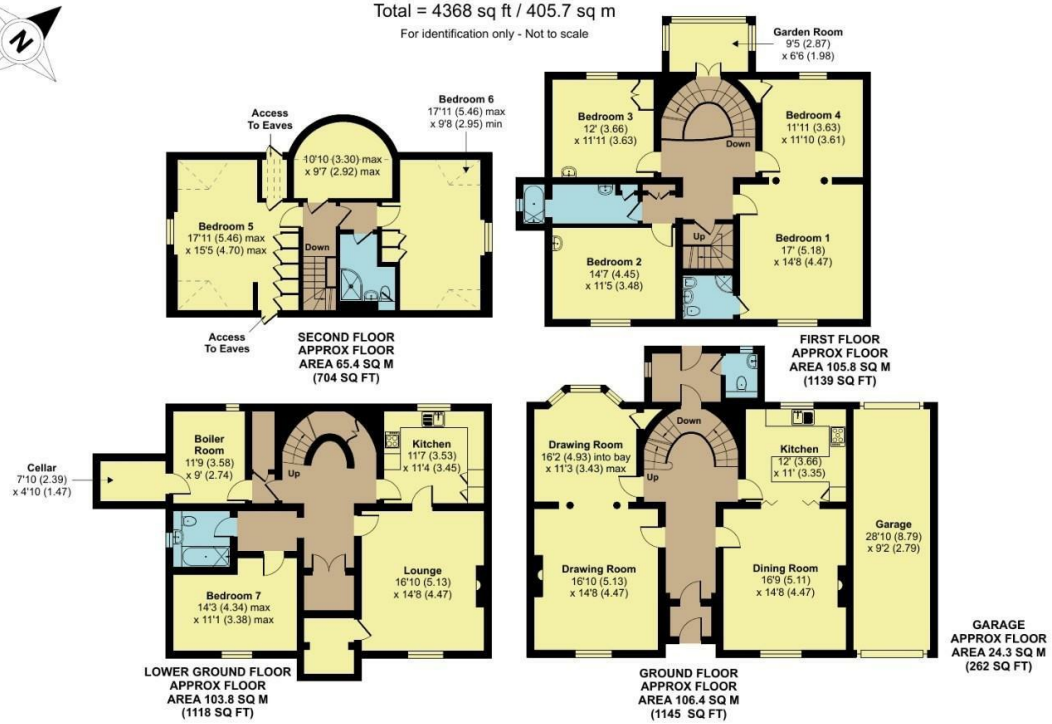






Mount Villa, York, YO24

Approximate Area = 4262 sq ft / 395.9 sq m (includes garage)
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Total = 4368 sq ft / 405.7 sq m
For identification only - Not to scale

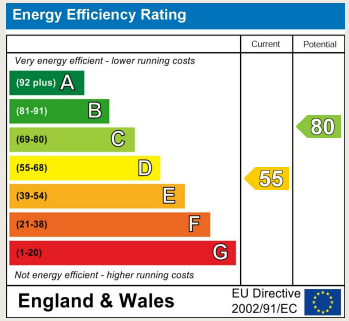


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 859578

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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