



5 Duncombe Place, , York, YO1 7ED

- UNIQUE CITY CENTRE HOME
- MEZZANINE LEVEL
- HIGH QUALITY FINISH
- ROOF TERRACE & COURTYARD
- SUPERBLY PRESENTED
- COUNCIL TAX BAND G

£1,150,000

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5 Duncombe Place, , York, YO1 7ED - £1,150,000

DESCRIPTION

A simply stunning duplex home located in the heart of York's historic city centre, approximately 100 yards from the Minster's west entrance. The Archive forms part of the former Probate Registry and Archive, originally built in 1895 this Grade II listed building was tastefully converted in 2004 and this truly remarkable residence was created.

This property is accessed via a private, gated entrance leading to a paved courtyard with sheltered seating area. Upon entering the property itself there is a grand entrance hall with a useful utility room and stairs leading to the first floor.

There is a generous, well equipped kitchen with high quality fittings and underfloor heating. The kitchen opens through to the dining area which in turn leads on to the spectacular, double height living space. Enormous, full height windows look out over Duncombe Place and fill the space with light. Off the living space is a flexible room perfect as a third bedroom with ensuite shower room but currently used as a home office.

The first floor comprises a double bedroom with fitted wardrobes, the main family bathroom and the fabulous principal suite. The principal suite enjoys an ensuite bathroom with large corner bath, sink, W.C and steam room, there is also a mezzanine off the bedroom providing views over Duncombe Place, a great spot to sit and watch the world go by.

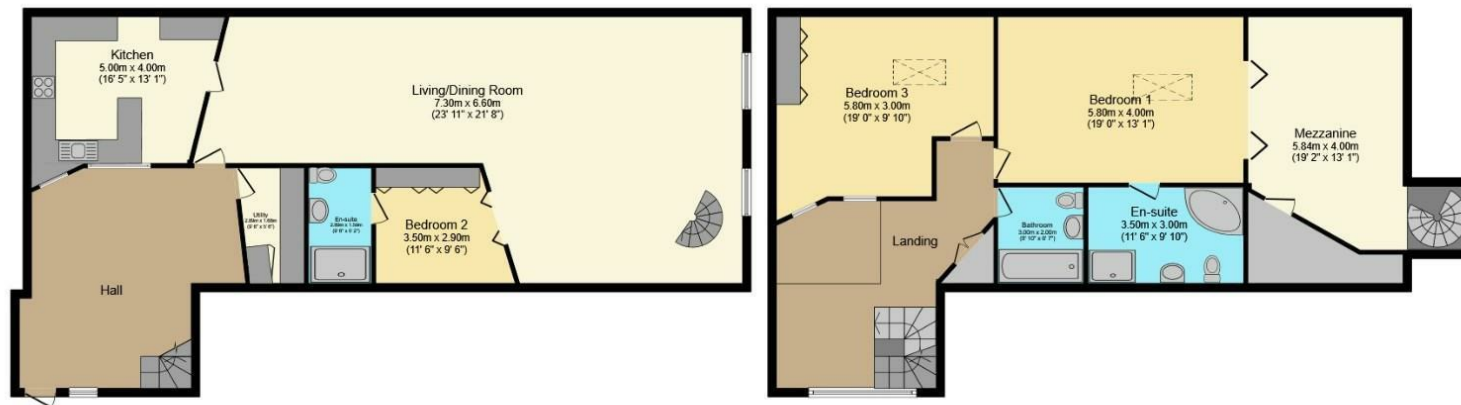
Stairs lead to a second floor landing which provides access to the private roof terrace with a view of York Minster.

The Archive is offered on a 999 year lease starting from 2004 with a share of the freehold.

This substantial home must be seen to be believed and early viewing is highly recommended.

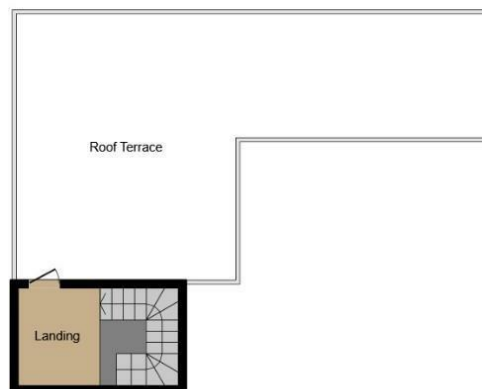






Ground Floor

First Floor



Second Floor

Total floor area 257.4 sq.m. (2,770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email:
york@hunters.com <https://www.hunters.com>



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.

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

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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