



THE NEWINGTON, 147 MOUNT VALE, YORK
£1,500,000

Carter Jonas

THE NEWINGTON, 147 MOUNT VALE, YO24

This impressive townhouse, located on Mount Vale, boasts an appealing combination of both classic and modern elements, offering a unique living experience across five floors. The layout includes an entrance hall, a beautifully designed drawing room, a highly specified breakfast kitchen, a comfortable family room, a snug/garden room, a utility room, and five ensuite bedrooms. Additional features include gardens at the front and rear, a garage, and parking facilities including an EC charger.

The Newington is situated within a charming row of Regency townhouses, ideally positioned next to the open spaces of Knavesmire and York Racecourse. This prime location provides convenient access to both the city centre and the train station, making it an excellent choice for those who value convenience and accessibility.

This remarkable property is perfect for modern family living and offers a range of versatile living spaces, including a generous lawned garden at the rear and an inviting elevated paved courtyard garden at the front. The interior artfully combines period features with modern sophistication. The ground floor hosts the entrance hall, stunning drawing room, and exquisite breakfast kitchen. Descending to the lower ground floor, you will find a garden room with French doors leading to the garden, a snug/living room, a cloakroom, and a utility room.

The first floor features the principal bedroom, complete with an ensuite bathroom, along with a second bedroom that also has its own ensuite. On the second floor, there are two additional bedrooms, each with ensuite facilities, as well as a laundry room. Finally, the third floor comprises a spacious bedroom suite that includes ensuite amenities and a dressing area.

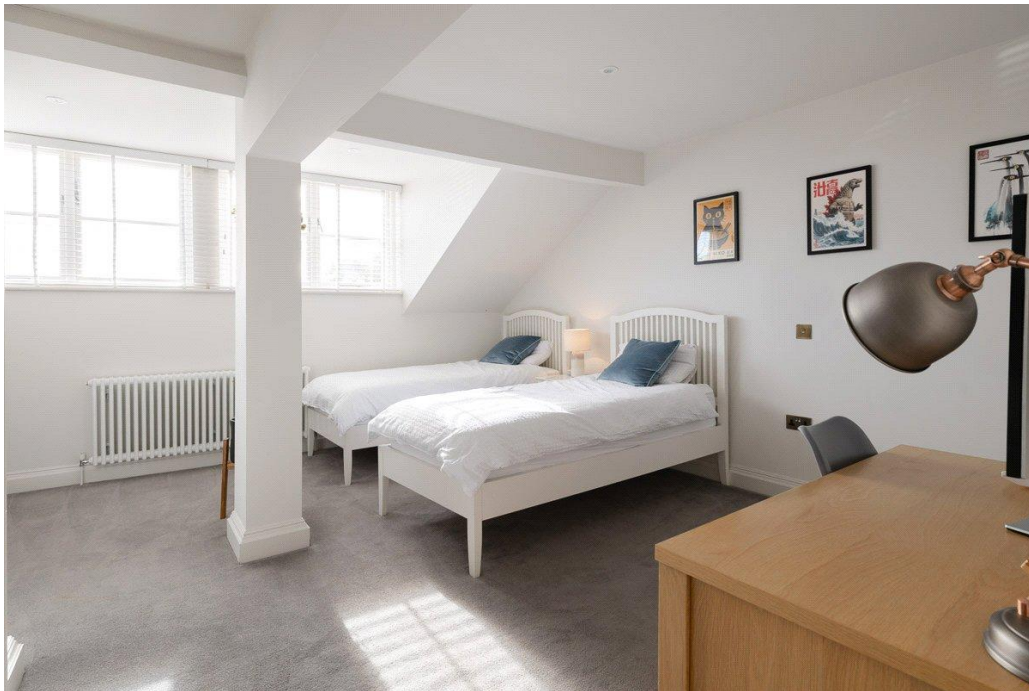
Mount Vale is recognized as one of York's most sought-after addresses, characterized by its elegant period architecture and scenic views of The Knavesmire. Residents benefit from easy access to the ring road for travel beyond the city, while the city centre and railway station are just a short stroll away, offering direct trains to London's King's Cross in just one hour and fifty minutes.

TENURE FREEHOLD

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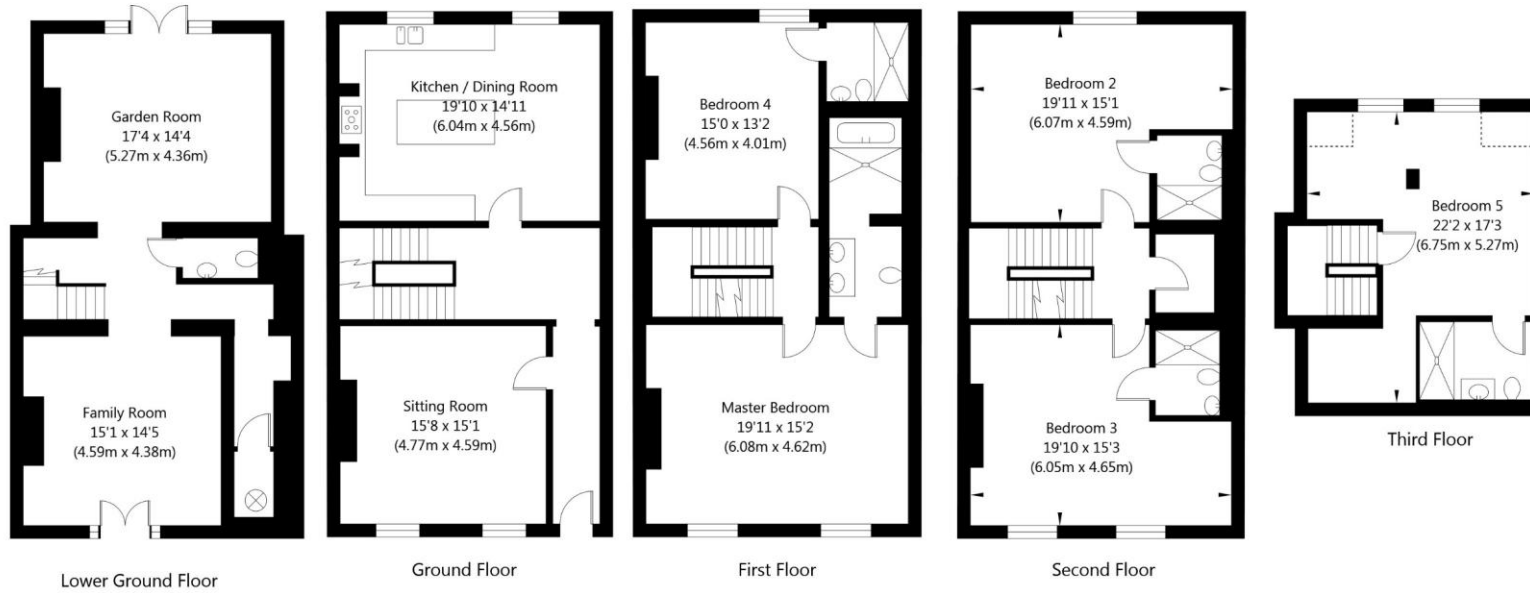
A SIGNIFICANT GRADE II LISTED 5 BEDROOM TOWNHOUSE IN EXCESS OF 3,300 SQUARE FEET; BEAUTIFULLY FINISHED AND BENEFITTING FROM DELIGHTFUL GARDENS, GARAGE AND PARKING.







147 Newington Place, York, YO24 1DJ
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 3308 SQ FT / 307.36 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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