
THE OLD

FIRE STATION

LUXURY LIVING
IN THE HEART OF THE CITY

CLIFFORD STREET
YORK



Carter Jonas

A DESTINATION ADDRESS

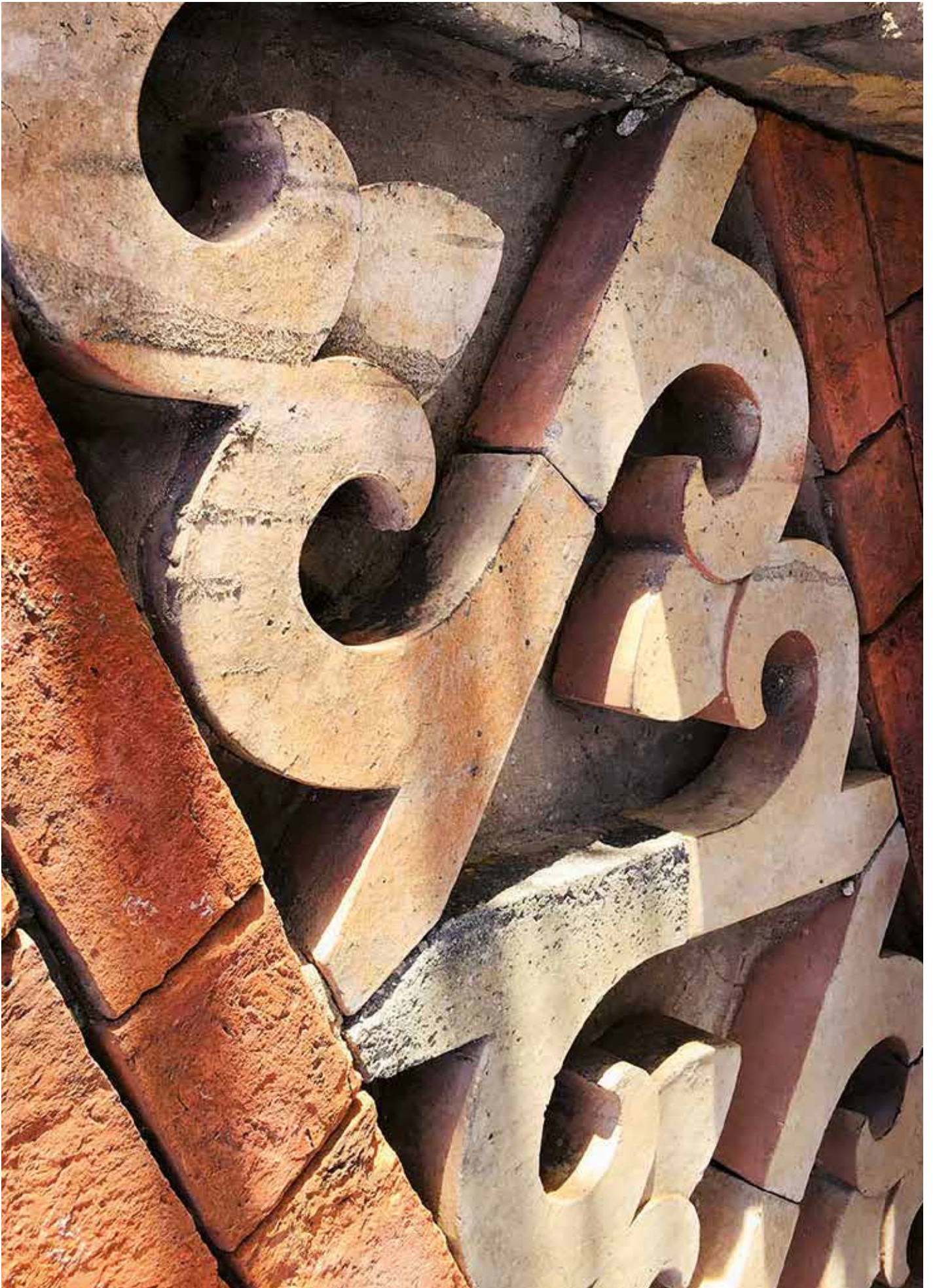
An exclusive collection of stunning apartments and town houses, created from the redevelopment of a beloved landmark in the heart of York's vibrant city centre.





LUXURY LIVING
IN THE HEART OF THE CITY





THE DEVELOPMENT

The Old Fire Station on Clifford Street is an exceptional new development of one of York's most famous landmarks.

The site includes seven luxury apartments (with unrivalled views of York's iconic Clifford's Tower) and seven stunning town houses.

The elegant historic facade of the former Trinity Chapel has been retained to enhance the Peckitt Street residential frontage, behind which will be three elegant town houses with balconies and generous private terraces. Four more substantial homes have been created with river frontage along Esplanade.

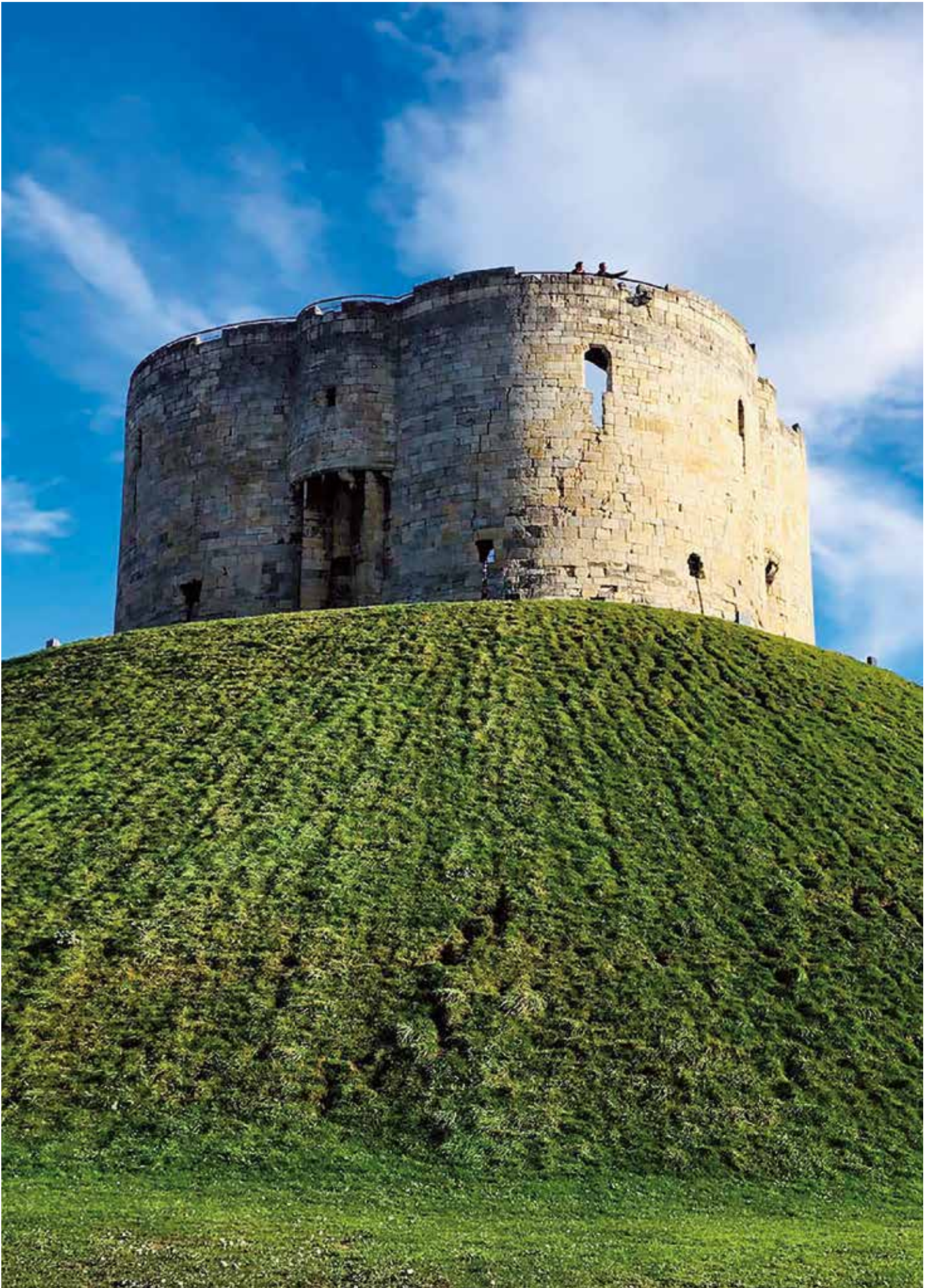
This stunning development blends the history of York with contemporary design, cleverly retaining aspects of the original buildings, whilst providing new homes ideally suited to modern living.

A striking new building in the footprint of The Old Fire Station houses the apartments, with substantial glazing enjoying unparalleled views of Clifford's Tower.

The four exceptional new houses situated on Esplanade alongside the River Ouse, enjoy stunning southerly views, Juliette balconies and parking.

A destination address, The Old Fire Station is in the very heart of York, recently voted 'the best place to live' in the UK.†





THE CITY

With tourism thriving in York, the city boasts many national and internationally renowned attractions; York Minster, Clifford's Tower, the National Railway Museum, a spectacular racecourse and the maze of medieval streets and ancient walls; all of which attract over 7 million visitors each year.

York has a thriving cafe culture, with an array of artisan food producers, restaurants and bars. The city offers excellent shopping and diverse culture, with theatres, impressive galleries and a wonderful historic centre. The River Ouse and Clifford's Tower provide a dramatic focal point for the development.

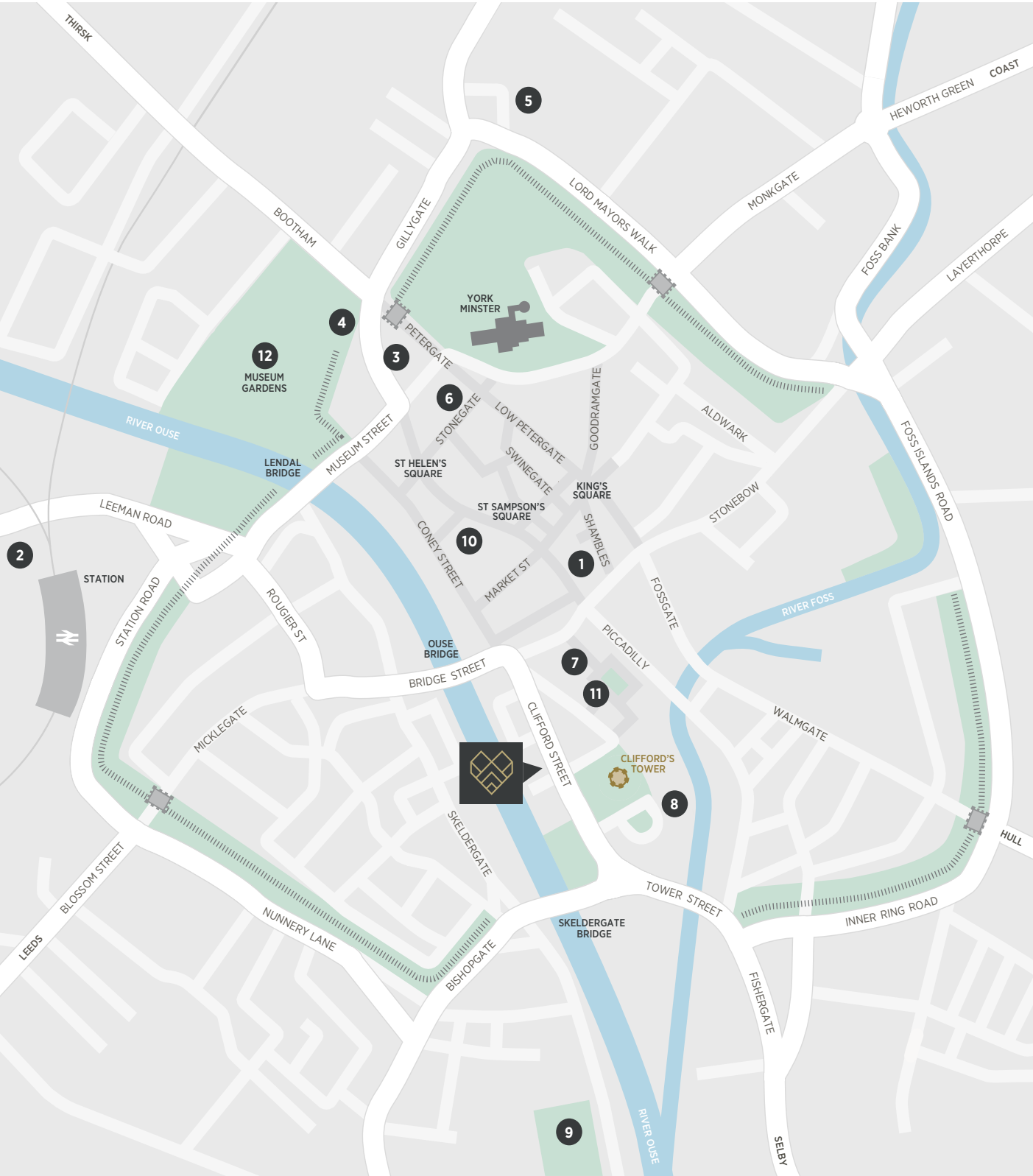
The city prides itself on having some of the most prestigious schools and universities in the country; the Russell Group York University's International Science Park is a world leader on many fronts.

The road and rail network makes York a popular location for businesses and home owners alike, with London, Manchester and Edinburgh all within 2 hours. Travel times are from 1 hour 50 minutes to London King's Cross and just over 2 hours to Edinburgh.

Leeds and Manchester International airports serve the city.



LOCATION



CITY CENTRE LIVING

- 1 Shambles and Shambles Market
- 2 National Railway Museum
- 3 Theatre Royal
- 4 Art Gallery
- 5 York St John University
- 6 Stonegate Retail
- 7 Coppergate Retail
- 8 York Castle Museum
- 9 Rowntree Park
- 10 Central Retail and Shopping
- 11 Jorvik Museum
- 12 Museum Gardens and Yorkshire Museum



SEVEN LUXURY APARTMENTS





APARTMENT A

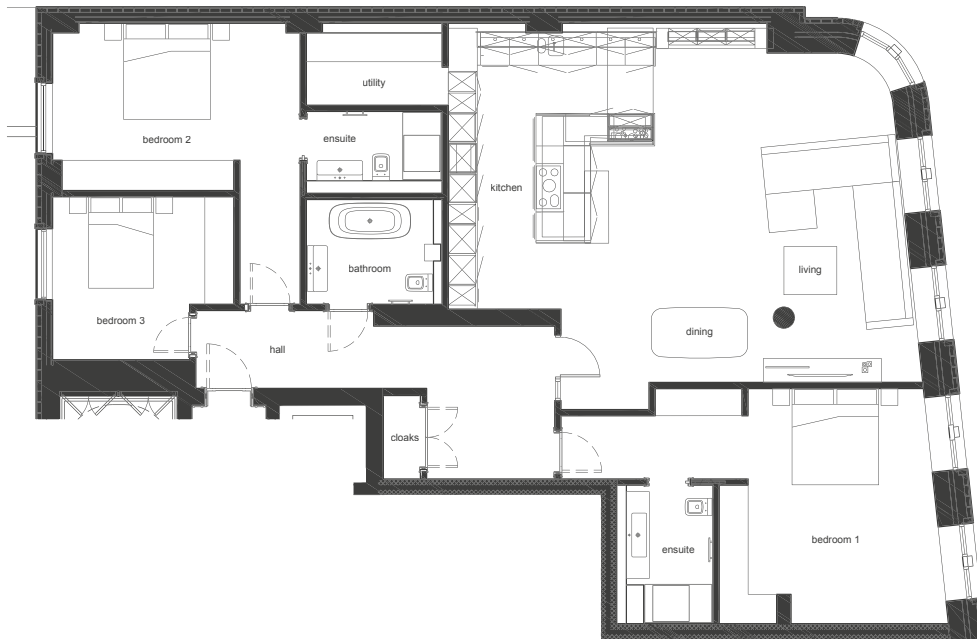
FIRST FLOOR



> A stunning three bedroomed apartment with parking and unrivalled views towards Clifford's Tower and a hugely impressive free flowing living space.

TOTAL AREA: 171.7m² (1848.2ft²)

Living Area	9.63 x 7.46m
Bedroom 1	4.54 x 4.88m
Ensuite 1	1.80 x 2.87m
Bedroom 2	5.14 x 3.47m
Ensuite 2	2.82 x 1.44m
Bedroom 3	3.77 x 3.38m
Bathroom	2.64 x 2.17m



APARTMENT B

SECOND FLOOR



> A two bedroomed apartment with stunning private terrace situated on the second floor enjoying elevated cityscape views.

TOTAL AREA: 114.7m² (1234.6ft²)

Living Area	7.65 x 5.93m
Bedroom 1	4.58 x 3.50m
Ensuite 1	2.82 x 1.82m
Bedroom 2	2.85 x 3.35m
Bathroom	2.64 x 2.33m
Terrace	12.5m ² (134.6ft ²)



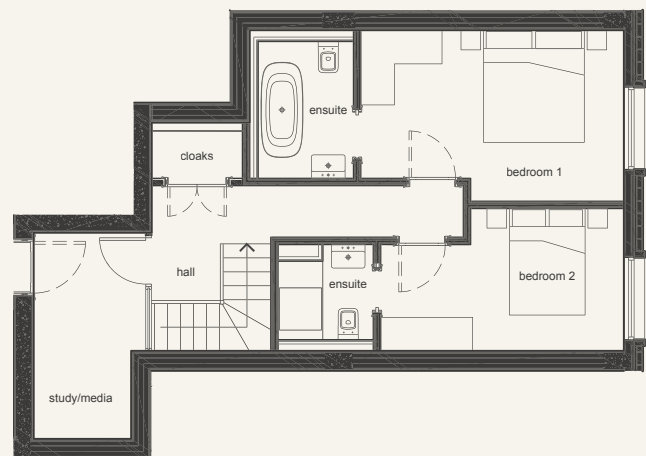
APARTMENT C

SECOND/THIRD



A stylish two bedroomed duplex apartment with private roof terrace. Situated on the second and third floors, with generous entrance hall, feature industrial staircase, free flowing living space and a trendy media room/study.

TOTAL AREA: 123.3m² (1327.2ft²)



Living Area	6.64 x 5.72m
Bedroom 1	4.69 x 3.05m
Ensuite 1	1.70 x 2.44m
Bedroom 2	4.35 x 2.54m
Ensuite 2	1.70 x 1.69m
Terrace	17.4m ² (187.3ft ²)



APARTMENT D

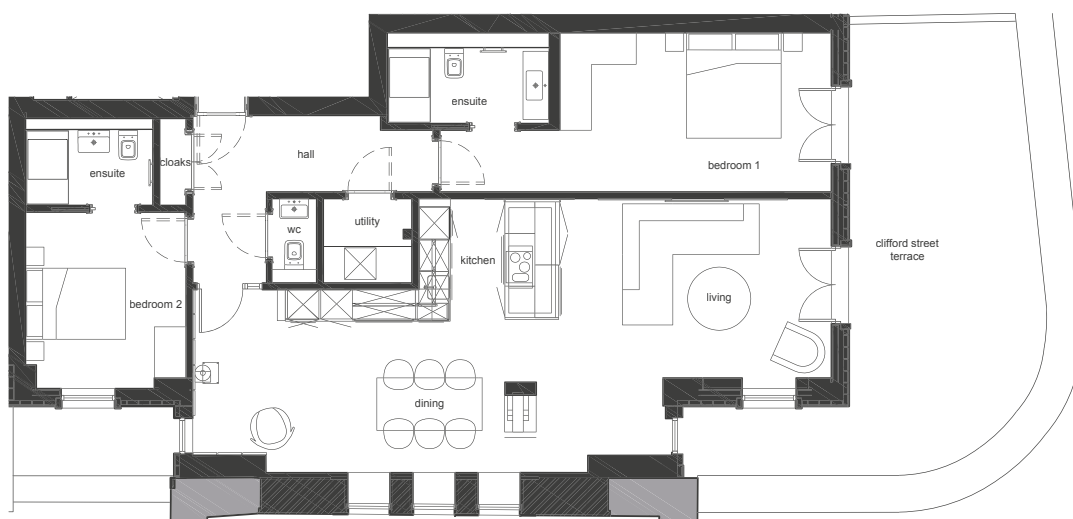
SECOND FLOOR



> A two bedroomed apartment with parking and significant wrap around terrace enjoying stunning views of Clifford's Tower.

TOTAL AREA: 139.8m² (1504.8ft²)

Living Area	12.13 x 4.87m
Bedroom 1	5.15 x 3.02m
Ensuite 1	3.07 x 1.44m
Bedroom 2	3.04 x 3.34m
Ensuite 2	2.41 x 1.44m
Terrace	33.8m ² (363.8ft ²)



UNRIVALLED VIEWS - a stunning vista from APARTMENT D





APARTMENT E

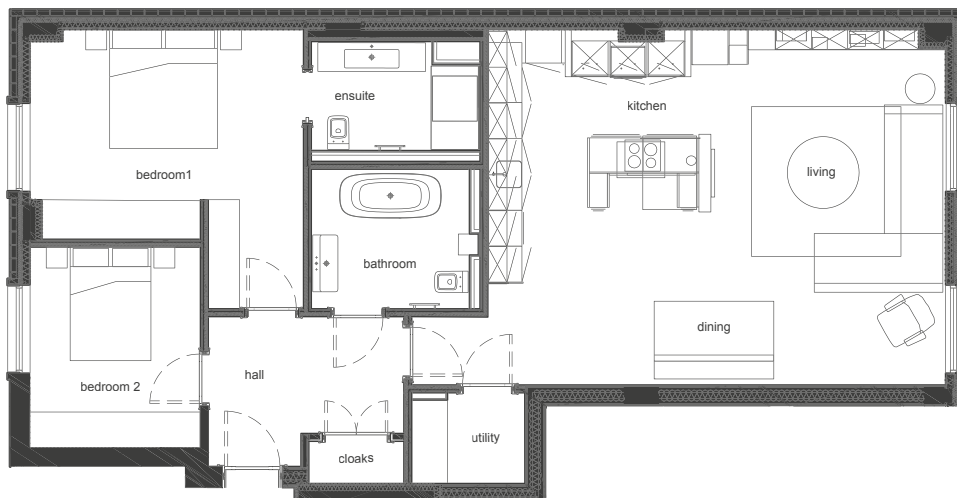
THIRD FLOOR



> An individually designed two bedroomed apartment with luxury lateral living space, generous bedrooms and designer kitchen.

TOTAL AREA: 101.2m² (1089.3ft²)

Living Area	7.65 x 5.96m
Bedroom 1	4.57 x 3.50m
Ensuite 1	2.82 x 1.82m
Bedroom 2	2.84 x 3.35m
Bathroom	2.64 x 2.33m



APARTMENT F

THIRD FLOOR



> An exceptional two bedroomed apartment with dramatic glazed apex enjoying views to Clifford's Tower and the River Ouse.

TOTAL AREA: 109.2m² (1175.4ft²)

Living Area	12.13 x 5.64m
Bedroom 1	5.15 x 3.02m
Ensuite 1	3.07 x 1.43m
Bedroom 2	3.04 x 3.34m
Ensuite 2	2.41 x 1.44m



SEVEN LUXURY TOWN HOUSES





CHAPEL HOUSE / 1

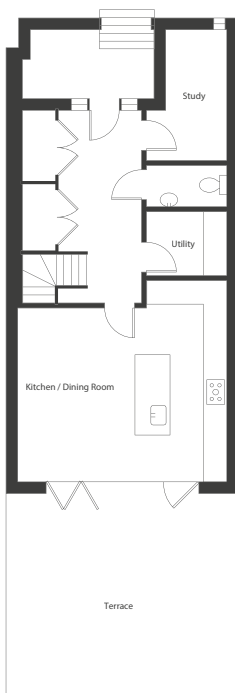
PECKITT STREET - TOWN HOUSE



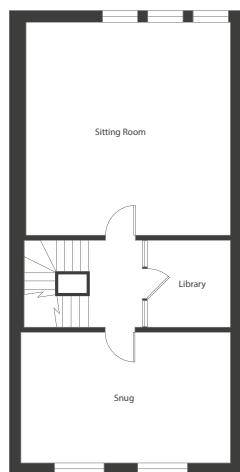
➤ A 3/4 bedroom town house with impressive central entrance hall and grand rooms with high ceilings. The very best of old and new, the master bedroom enjoys its own private terrace with a further generous terrace leading from the kitchen. The superb first floor drawing room showcases spectacular arched windows. Private parking.

TOTAL INTERNAL AREA: 189.3m² (2038ft²)

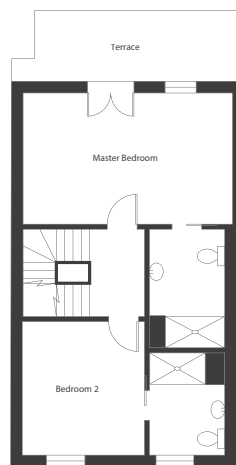
Kitchen/Dining	5.34 x 5.14m
Study	3.34 x 2.05m
Living Room	5.44 x 5.22m
Snug	5.35 x 3.34m
Library	2.22 x 2.12m
Master Bedroom	5.35 x 3.35m
Bedroom 2	3.41 x 3.12m
Bedroom 3	5.27 x 2.82m



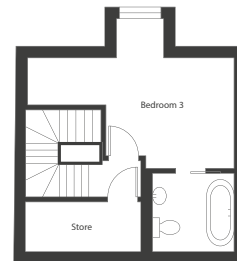
GROUND



FIRST



SECOND



THIRD

OLD SCHOOL HOUSE / 2

PECKITT STREET - TOWN HOUSE



➤ A 3/4 bedroom town house with elegant reception rooms and unique double terrace incorporating a lower courtyard garden, raised roof garden accessed from the kitchen and a further private terrace from the master bedroom. Private parking.

TOTAL INTERNAL AREA: 183.5m² (1975ft²)

Kitchen/Dining	5.10 x 4.44m
Study	3.34 x 1.93m
Living Room	5.46 x 5.10m
Snug	5.10 x 3.34m
Library	2.22 x 1.90m
Master Bedroom	5.10 x 3.35m
Bedroom 2	3.41 x 3.07m
Bedroom 3	5.11 x 2.82m



THE NEW HOUSE / 3

PECKITT STREET - TOWN HOUSE



> A unique 3/4 bedroom town house with exceptional first floor terrace/roof garden accessed from the kitchen and a further private terrace from the master bedroom. A secluded private entrance offers exceptional security and gives direct access to private parking.

TOTAL INTERNAL AREA: 151.8m² (1634ft²)

Living Room	5.39 x 3.09m
Kitchen/Dining	5.46 x 5.39m
Master Bedroom	5.39 x 2.98m
Study	3.09 x 3.00m
Bedroom 2	5.39 x 2.97m
Bedroom 3	5.39 x 3.12m





RIVERSIDE VIEW / 5

ESPLANADE MEWS - TOWN HOUSE



Brand new 4 bedroom town house offering versatile accommodation and spectacular river views; generous garage/parking.

TOTAL INTERNAL AREA: 221.4m² (2383ft²)

Garage	11.61 x 5.08m
Living Room	5.02 x 4.26m
Kitchen/Dining	5.50 x 5.02m
Master Bedroom	5.02 x 4.26m
Bedroom 2	3.77 x 2.87m
Bedroom 3	3.84 x 3.77m
Bedroom 4	4.26 x 3.84m





Brand new 4 bedroom town house offering versatile accommodation and spectacular river views; generous garage/parking.

TOTAL INTERNAL AREA: 221.4m² (2383ft²)

Garage	11.61 x 5.08m
Living Room	5.02 x 4.26m
Kitchen/Dining	5.50 x 5.02m
Master Bedroom	5.02 x 4.26m
Bedroom 2	3.77 x 2.87m
Bedroom 3	3.84 x 3.77m
Bedroom 4	4.26 x 3.84m



THE BRIDGES / 7

ESPLANADE MEWS - TOWN HOUSE



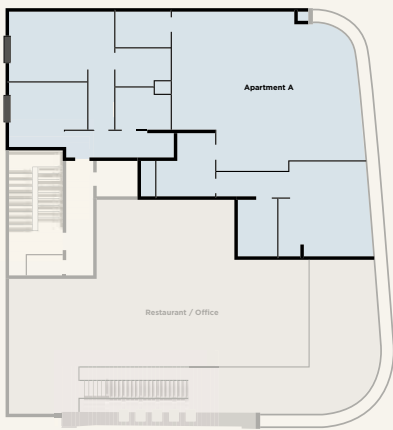
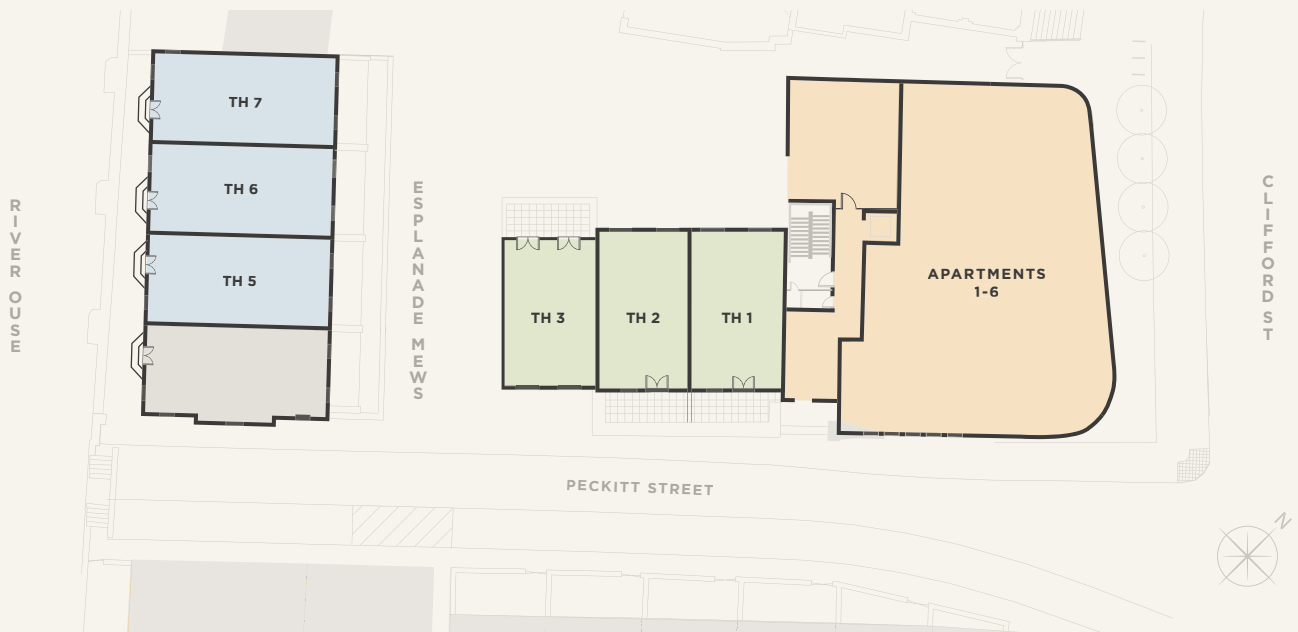
Brand new 3/4 bedroom town house with a stunning master bedroom suite incorporating a walk through dressing room and luxury en suite. Stunning river views; generous garage/parking.

TOTAL INTERNAL AREA: 219.6m² (2364ft²)

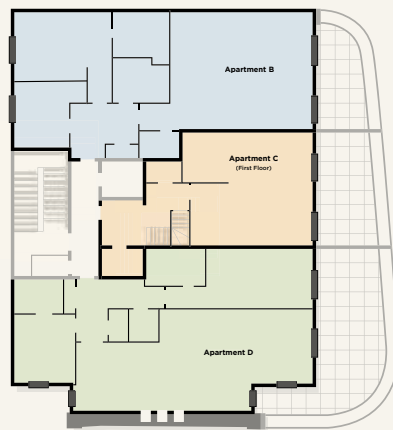
Garage	11.61 x 4.93m
Living Room	5.02 x 4.26m
Kitchen/Dining	5.50 x 5.02m
Master Bedroom	5.02 x 4.26m
Bedroom 2	3.79 x 2.05m
Bedroom 3	3.84 x 3.77m
Bedroom 4	4.26 x 3.84m



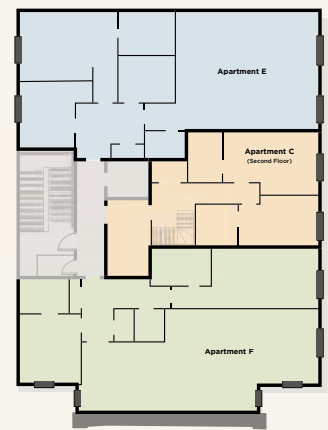
SITE LAYOUT OVERVIEW



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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† The Sunday Times, Best Places to Live, March 2018

SPECIFICATION

KITCHEN

- Custom designed kitchens by House of Harrogate
 - Induction-glass-ceramic hob with recirculation Extractor
 - Fully integrated AEG appliances including:
 - Oven and Compact combi microwave/oven
 - 4 ring flexi induction hob
 - Dishwasher
 - Fridge/Freezer
 - Wine cooler
 - Quartz worktops and upstands
 - Low level strip lighting
 - Separate utility rooms with integrated AEG washer/dryer
 - Quooker taps
-

BATHROOMS AND EN-SUITES

- Individually designed bathrooms by Laufen of Switzerland
 - Dual hand wash basins to some master bathrooms
 - Full height tiling throughout
 - Recessed niches to showers
 - Underfloor heating
 - Ladder-type heated towel rail
 - Feature chrome spouts and taps
 - Low level motion activated lighting to the Master en-suite bathrooms
 - Shaving points
-

COMMUNAL

- Tiled entrance lobby
 - Secure residents mail boxes in lobby
 - Lift
-

INTERIOR

- Expandable Lightwave enabled lighting system with remote access; controlled via a smart device, locally and via Alexa or Siri
 - Smart device compatible heating controls
 - Coffered ceilings with concealed LED lighting
 - Fresh air ventilation and heat recovery system
 - Award winning Roccia Tiling to hall, reception, kitchen and bathroom
 - Carpet to bedrooms
 - Underfloor heating throughout
 - High speed internet available
 - Telephone points to principal reception rooms and bedrooms
 - Aluminium powder coated window frames with acoustic glazing, to the Clifford Street elevations with façade/French windows to external terraces
 - Private Terraces to some units
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SECURITY

- Full height bespoke timber doors
 - Remote colour video entry system
 - Multi point high security door-locking system
 - Mains operated smoke alarm system
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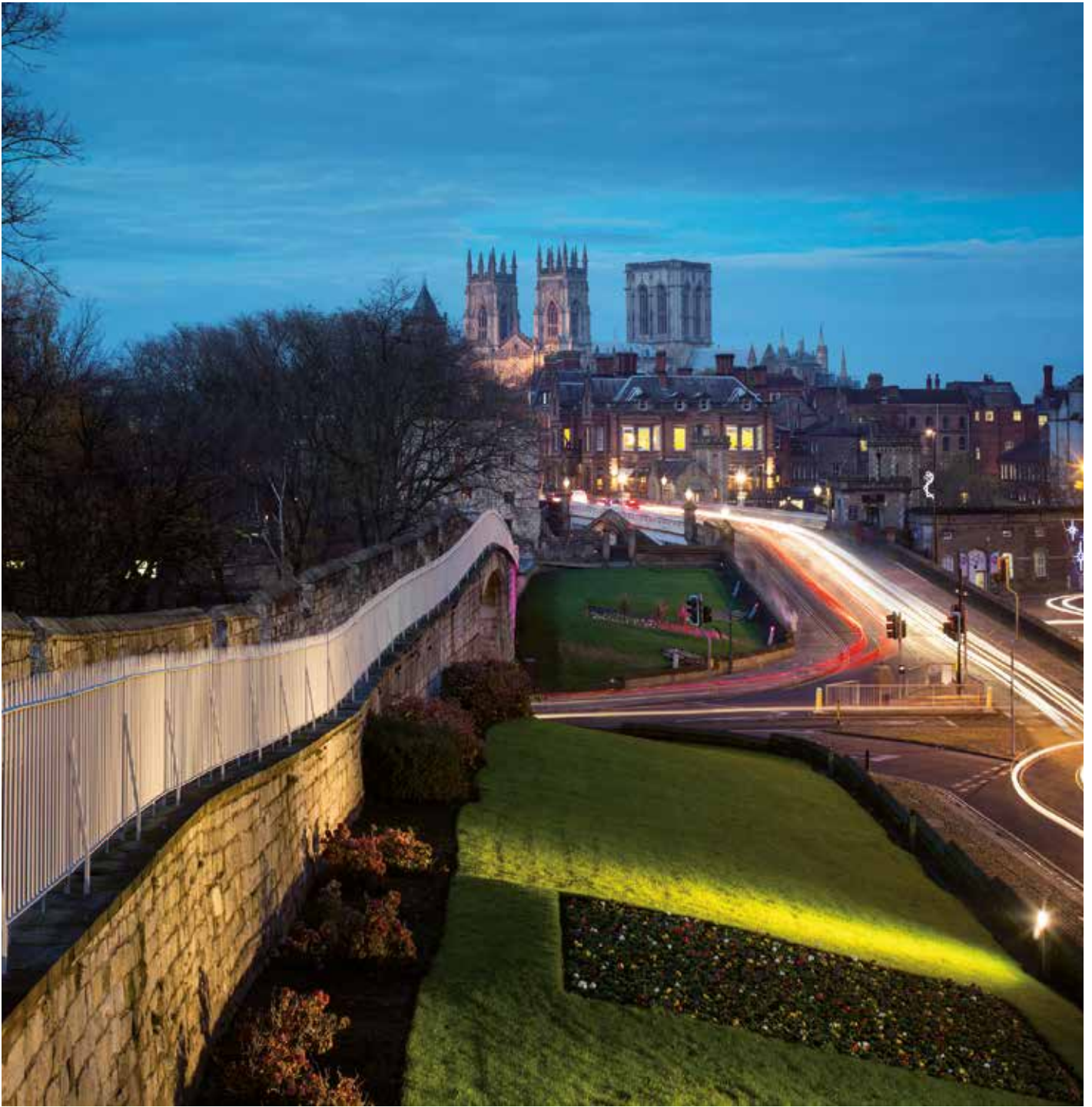
TRANSPORT

- Secure car parking available with EV charging for selected Apartments
 - Access from Clifford Street for wheelchair users
 - Secure bicycle storage
-

BUILDING ICW 10 YEARS Warranty
Leasehold 999 years



*All specifications are subject to change.



THE DEVELOPMENT TEAM

Developers, *The Clifford Street Venture*; a joint venture between local experienced developers, The Helmsley Group and London Ebor Developments. Responsible for a wide range of local developments including Westgate, Lendal Tower, Dixons Yard, The Probate Office, Merchant Exchange and The Walk as well as many others.

Both parties develop properties extensively in the local area and are proud to be able to deliver quality homes in the York area, which will stand the test of time.





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