

GALTRES HOUSE



11 RAWCLIFFE LANE | YORK | YO30 6NP



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Distances (all approximate) York City centre 1 mile, York train station 1 mile

A gorgeous 'arts and crafts' family home set in 1.5 acres of south facing private gardens and grounds and within walking distance of York city centre.

CROFT

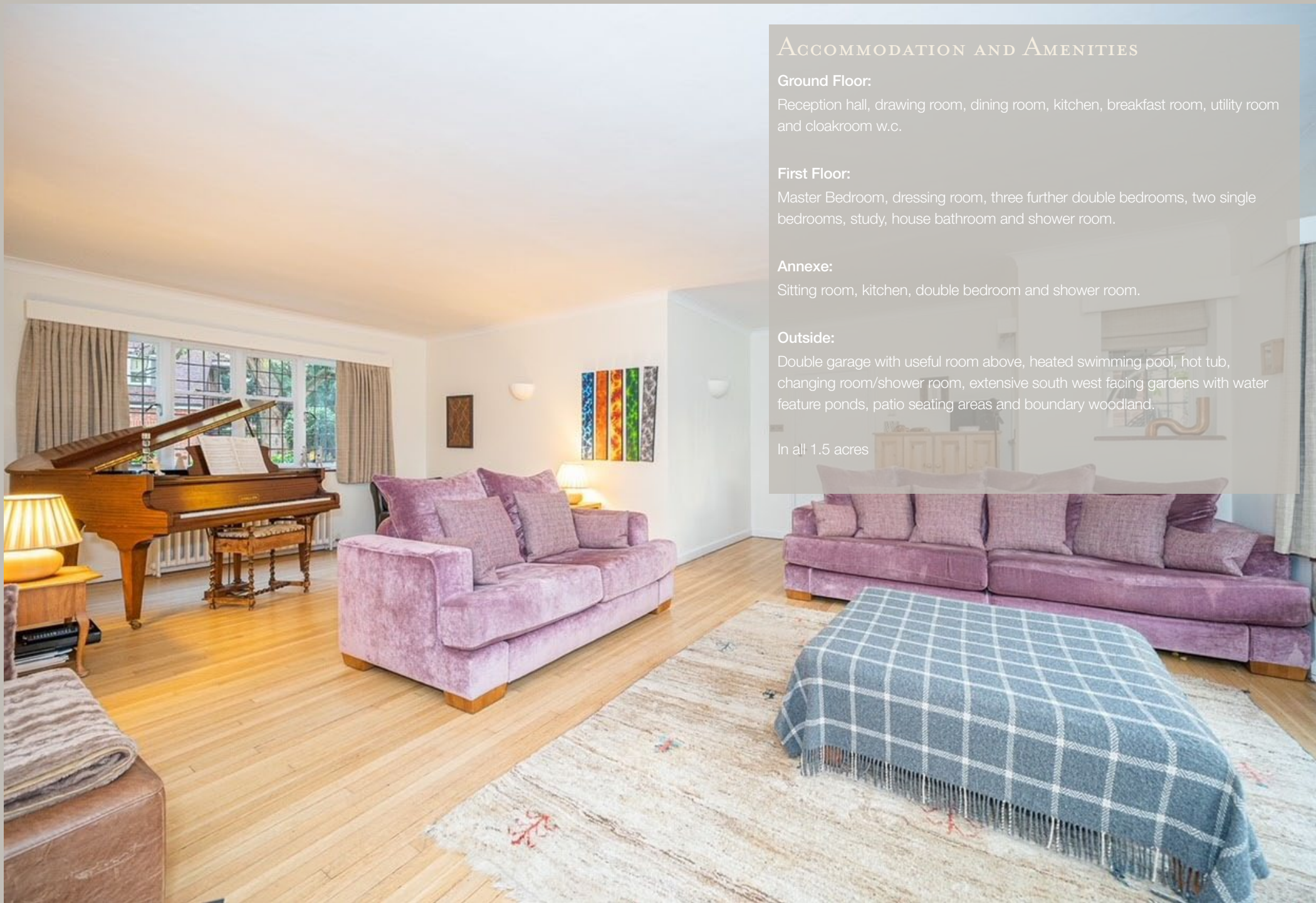
RESIDENTIAL

TOBY@CROFTRESIDENTIAL.CO.UK

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ACCOMMODATION AND AMENITIES

Ground Floor:

Reception hall, drawing room, dining room, kitchen, breakfast room, utility room and cloakroom w.c.

First Floor:

Master Bedroom, dressing room, three further double bedrooms, two single bedrooms, study, house bathroom and shower room.

Annexe:

Sitting room, kitchen, double bedroom and shower room.

Outside:

Double garage with useful room above, heated swimming pool, hot tub, changing room/shower room, extensive south west facing gardens with water feature ponds, patio seating areas and boundary woodland.

In all 1.5 acres



INTRODUCTION

Galtres House is a truly unique family home, not only because of its Arts and Crafts style but also due to the fact the gardens and grounds amount to approximately 1.5 acres which is almost unheard of for a house so close to the centre of York.

The accommodation is all beautifully presented, oozing with character and charm. The principal reception rooms and bedrooms all face south and look out onto the garden. The house is approached down a private and secure driveway which leads to a large parking area and detached double garage.

One of the main attributes of Galtres House is the wonderful garden. Not only is it huge for a property so close to the city centre but is also extremely private and perfect for children to play in. There is a heated swimming pool with hot tub beside and changing and showering facilities. As well as all of this, there are terraces and patios around the house, making it ideal for al fresco dining and entertaining.

All in all, Galtres House is the perfect family home in an amazing location of York.











Galtres House, Rawcliffe Lane, York

Approximate Gross Internal Area

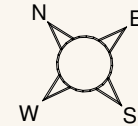
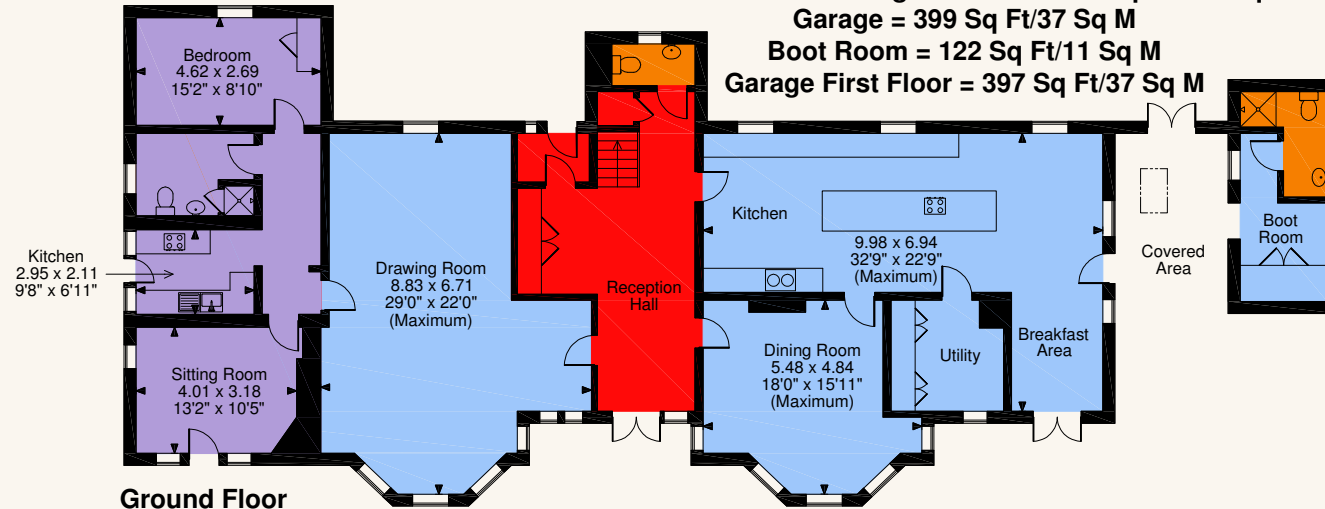
Main House including Annexe = 4239 Sq Ft/394 Sq M

Garage = 399 Sq Ft/37 Sq M

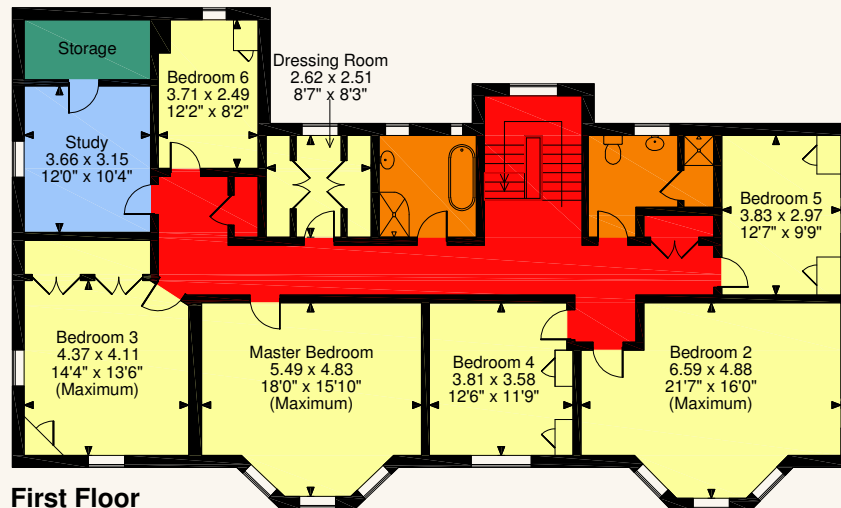
Boot Room = 122 Sq Ft/11 Sq M

Garage First Floor = 397 Sq Ft/37 Sq M

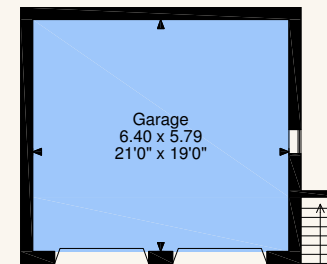
Annexe



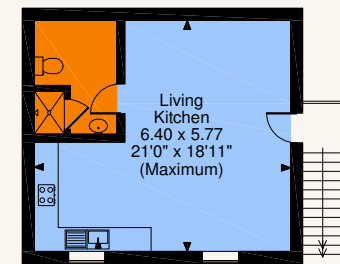
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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ENVIRONS

Rawcliffe Lane is a highly desirable residential area of York and provides excellent access into York and to the ring road giving rapid access to Leeds and the A1M. Alongside Rawcliffe there are riverside walks direct into the city centre or to the open green spaces of Rawcliffe Bar Country Park. Within a short stroll of Galtres House are the fourteen acres of Homestead Park with its floral displays and children's playpark as well as York Sports club, host to cricket, rugby, squash and tennis. Clifton village with its independent shops lies within walking distance and Clifton Moor retail Park, Monks Cross and Vangarde Shopping Park are a short drive away. There are also a number of excellent schools within walking distance of the property.

ADDITIONAL INFORMATION

Services

We are advised that the property has mains electric, gas, water and drainage. The central heating is gas fired.

Local Authority

City of York
01904 551550
www.york.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

Traveling into York on the A19/Shipton Road, take a left-hand turn at the traffic lights on to Rawcliffe Lane. Travel along Rawcliffe Lane for approx. 220 yards and the entrance to Galtres House is on the left denoted by the white picket fence and No 11.

Viewing

Strictly through the selling agent.
Croft Residential, Pavilion 2000, Amy Johnson Way, York YO30 4XT

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