
NELSON'S YARD

DENNIS ST. YORK

A DEVELOPMENT BY NORTHMINSTER

A UNIQUE DEVELOPMENT IN THE CENTRE OF YORK

BLENDING THE BEST OF MODERN DESIGN WITH THEIR HISTORIC SURROUNDINGS

Nelson's Yard is an exclusive development of six contemporary townhouses together with the conversion of a former 19th Century Inn to form two period style townhouses.

These 3 bedroom properties are arranged around a private landscaped courtyard accessed via electronically controlled gates. All feature dedicated onsite parking and private patio gardens.

Blending the best of modern design with their historic surroundings and exceptional neighbouring amenities, these superb houses offer a truly unrivalled opportunity to purchase in central York.



YORK

EVENING IN YORK CITY CENTRE



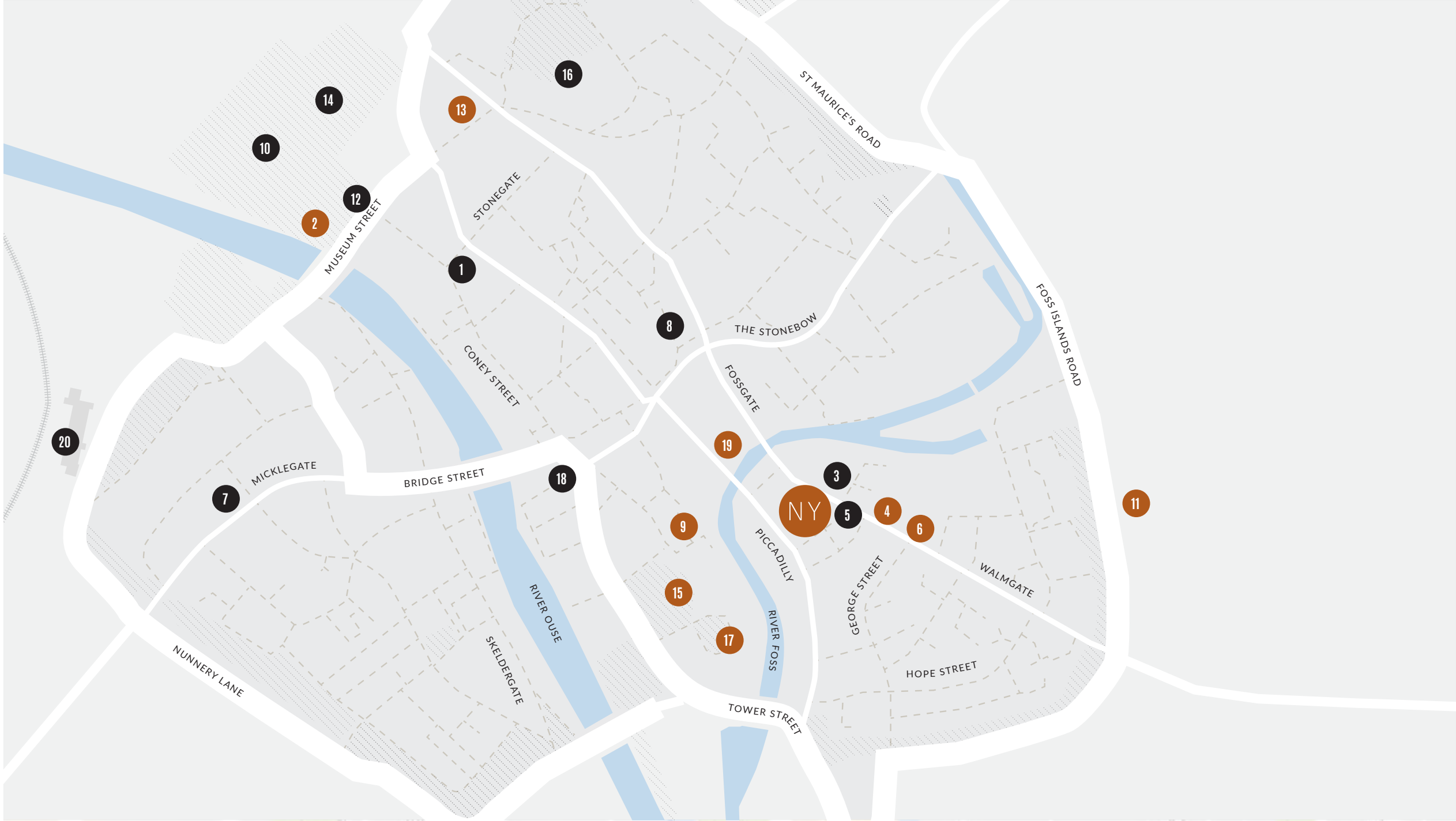
A CITY LIFE BURSTING
WITH CHARACTER

DISCOVER HISTORY AT EVERY TURN

The development is situated within the ancient walls of York close to the hustle and bustle of the retail heart of the city and a few steps away from Fossgate and Walmgate, undoubtedly the burgeoning restaurant quarter.

It is an easy walk to York's railway station and nearby bus routes along with direct access to the major road and cycle networks.





Bars & Restaurants

- 1 Betty's Cafe Tea Rooms
- 2 The Star Inn The City
- 3 Il Paradiso Del Cibo
- 4 El Gaucho
- 5 Le Cochon Aveugle
- 6 Khao San Road
- 7 Skosh

Day to day

- 8 Shambles
- 9 Coppergate Shopping Centre
- 10 Museum Gardens
- 11 Waitrose
- 12 York Central Library

Culture

- 13 Theatre Royal
- 14 Yorkshire Museum
- 15 Cliffords Tower
- 16 York Minster
- 17 Castle Museum
- 18 Grand Opera House
- 19 Merchant Adventurers' Hall

Transport

- 20 York Station

Nelson's Yard is a catalyst for the up and coming regeneration of historic Castlegate and Piccadilly which will see this become one of York's most sought after residential areas.

6 CONTEMPORARY TOWNHOUSES WITH FANTASTIC CITY VIEWS



/ THE TOWNHOUSES



STRIKING CONTEMPORARY STYLE

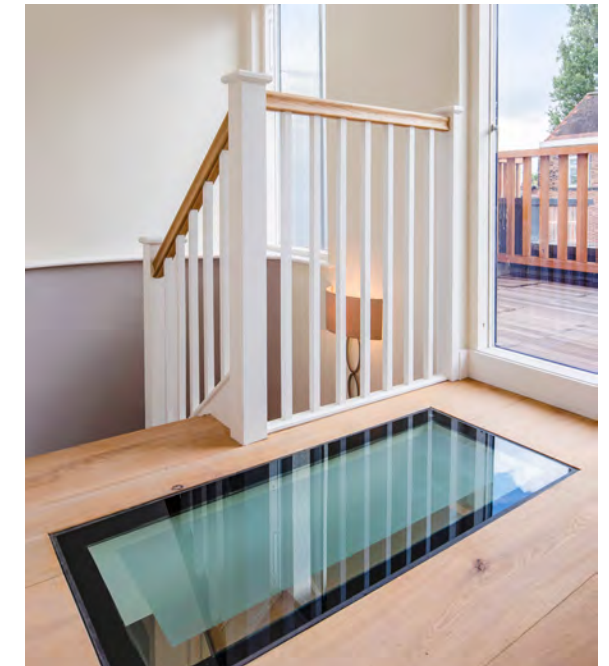
These striking contemporary style, 3 bedroom townhouses feature open plan kitchen / dining and living area with balcony overlooking the landscaped courtyard. The third floor master suite has a stunning roof terrace offering fantastic views of St. Denys' Church. All this is complemented by a meticulous approach to design and specification together with the use of high quality materials and finishes.



/ THE TOWNHOUSES

ARRANGED OVER 3 FLOORS

Arranged over 3 floors, these stylish townhouses offer the discerning purchaser superbly appointed interiors from an award winning team.



A FORMER 19TH CENTURY INN



/ THE 19TH CENTURY INN



PERIOD STYLE TOWNHOUSES

The 19th Century Inn has been fastidiously converted into two period style, 3 bedroom townhouses. The properties have individually designed interiors providing inspiring living spaces.



/ THE 19TH CENTURY INN

ORIGINAL PERIOD CHARM

Retaining much of the original charm, including revealing previously hidden features, their interior design is accompanied by a superb specification and high quality finish.



/ GENERAL SPECIFICATION

KITCHENS

Individually designed handmade kitchens

Silestone ‘Whitestorm’ work surfaces

Siemens integrated appliances:

- Dishwasher
- 5 ring induction hob
- Cooker
- Warming drawer
- Fridge freezer

Cirrus extractor hood*

Grohe 3 in 1 boiling water tap

CDA wine fridge **

* Siemens extractor hood in **Plots 7 & 8**

** No wine fridge in **Plot 8**

UTILITY ROOMS

Plumbing for washing machine and dryer

Plot 8 – integrated appliances:

- Siemens washing machine
- Baumatic dryer

BATHROOM, ENSUITE & SHOWER ROOM

Kohler sanitary ware

Dual fuel chrome towel radiators

Underfloor heating to all bathrooms and ensuites

FLOORING

Plots 1 – 6

Engineered oak flooring to entrance hall, kitchen and living areas. Carpet to bedrooms. Tiles to bathrooms, ensuites and utility.

Plot 7

Engineered oak flooring to dining / kitchen area. Tiles to basement, entrance hall, WC, bathrooms and ensuites. Carpets to living room and bedrooms.

Plot 8

Tiles to entrance hall, WC, kitchen, bathroom and ensuites. Carpet to living room and bedrooms.

ELECTRICAL

Kill Switch for all lights (not in Plots 7 & 8)

Sockets with USB ports

Electric access gates via Dennis Street and Walmgate

Video enabled access control from within each property

Satellite dish to each property

BT comms/data connectivity

NEST smart thermostats

EXTERNALS

General

13 Amp socket to each property for vehicle charging

Communal 32 Amp vehicle charger

Outside tap

EXTERNALS (Cont)

Plots 1-6

Double external doors leading to rear landscaped garden. Access from first floor living room to balcony. Access from third floor landing to private roof terrace.

Plots 7 & 8

Landscaped front garden

Parking

Plots 1 – 6 – Single undercroft space

Plot 7 – 2 spaces

Plot 8 – 1 space

Communal – 3 visitor spaces

GENERAL

10 year New Homes Warranty provided by CRL

Mains gas, water, electric

Solar Thermal Panels in **Plots 1 - 6**

INDIVIDUALLY DESIGNED BY INTERIOR DESIGNER RACHEL MCLANE



AN AWARD WINNING DEVELOPER

NORTHMINSTER.CO.UK

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Established in 1995 Northminster is a privately owned property development and investment company, delivering developments in the residential, commercial and retail sectors, along with buildings for individual occupiers requiring bespoke packages to fit specific requirements.

Northminster prides itself on delivering high quality developments across York and North Yorkshire, endorsed by its recent awards for Clementhorpe Maltings and Piccadilly Lofts.



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Carter Jonas

01904 558200

newhomes.north@carterjonas.co.uk



01904 650650

property@hudson-moody.com

NELSONSYARD.CO.UK