



## York House, 3 George Street, Derby, DE1 1EH

An attractive Grade-II Listed double-fronted Georgian Townhouse, situated in a popular residential and leisure location within Derby City Centre.

Currently converted to provide ground and first-floor offices and a self-contained, second-floor two-bedroomed apartment.

Ideally suited for owner-occupation, conversion to a single residential unit, or multiple residential apartments.

**FOR SALE**  
**OFFERS AROUND £425,000**

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## LOCATION

The property is situated on George Street, within the Cathedral Quarter of the City of Derby. George Street is accessed from Friar Gate, an increasingly popular residential location, convenient for the University of Derby, and is close to a number of bars and restaurants.

## DESCRIPTION

York House is an attractive double-fronted Georgian Townhouse, Grade II Listed, planned over four floors, including useful basement. The ground and first floors currently utilised as offices, with the upper floor being a refurbished self-contained, two-bedroomed apartment.

To the rear of the property is a particularly attractive walled garden, with a variety of mature plants and shrubs, with an access door leading to the double garage with electric up-and-over door, and serviced via the driveway accessed from George Street secured by electric gates.

The premises enjoy a number of original features, with a well thought out layout, providing separation between the ground floor commercial, and upper floor commercial and residential elements. There is secondary glazing to all windows.

The top floor apartment has been refurbished in recent years, with the first-floor apartment being suitable for conversion to two one-bedroomed units, a single two-bedroomed unit, or further offices, with a modest amount of updating required.

The layout of the property, together with valuable off-street parking and garaging, would also make it suitable for conversion into a substantial and well-proportioned, single residential dwelling, all subject to necessary consent being obtained.



## ACCOMMODATION/FLOOR AREAS

### BASEMENT

Cellar

### GROUND FLOOR

Front Room 15'1" x 14'10" plus alcove  
Having attractive fireplace and surround, secondary glazed sash window to the front elevation, period cornice, and deep skirting boards.

Rear Office 15'0" x 12'7" plus cupboards  
Having attractive fireplace and surround, sash window, period cornice, deep skirting boards, fitted cupboards, and double French doors to the rear garden.

Off the Inner Lobby is a WC with wash hand basin, an additional WC with wash hand basin, and access to the useful cellar.

Rear Sitting Room/Office 13'3" x 16'10"  
Having sash window, period cornice, and deep skirting boards and door to rear garden.

### Side Lobby

Providing access to the: -

Kitchenette 4'2" x 6'5"

Having stainless steel sink and drainer, together with wall and base units.

### Shower Room

Having wash hand basin, WC, bidet, and shower unit.

Front Sitting Room/Office 13'0" x 13'7"

Having dado rail, original fireplace, cornice, and attractive plaster archway.

### FIRST FLOOR

Accessed via the attractive turning staircase, with half-landing and enjoying natural light from the attractive sash window overlooking the rear.

Front Room One 17'1" x 12'10"

Having secondary glazed sash window to the front.

Front Room Two 20'0" x 14'10"

Having secondary glazed sash window to the front.

Room Three 14'1" x 13'2"

Having secondary glazed sash window overlooking the rear garden.



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## Rear Kitchen 14'0" x 11'9"

Having a selection of wall and base units, and stainless steel sink unit with drainer, together with Ideal Classic gas-fired boiler, and sash window to the rear elevation.

## Bathroom

Having wash hand basin, WC, bidet, and bath with shower over, together with airing cupboard.

A further staircase provides access to the upper floors, having sash window overlooking the rear garden.

## SECOND FLOOR

Having intercom access to the ground floor.

## Sitting Room 20'0" x 14'9"

Having two sash windows with secondary glazing and overlooking the front, and attractive fireplace.



## Bedroom One 13'5" x 17'0"

Having secondary glazed sash window overlooking the rear elevation.

## Bedroom Two 13'2" x 13'0"

Having secondary glazed sash window overlooking the front elevation.

## Bathroom

Having recently been refitted with wash hand basin, WC, and bath with power-shower over, full tiling to walls, together with airing cupboard.

## Kitchen 12'10" x 12'3"

A particularly well-finished kitchen with a selection of wall and base units, with one-and-a-half bowl stainless steel sink and drainer, gas hob, together with plumbing for washing machine, dryer and dishwasher.



## OUTSIDE

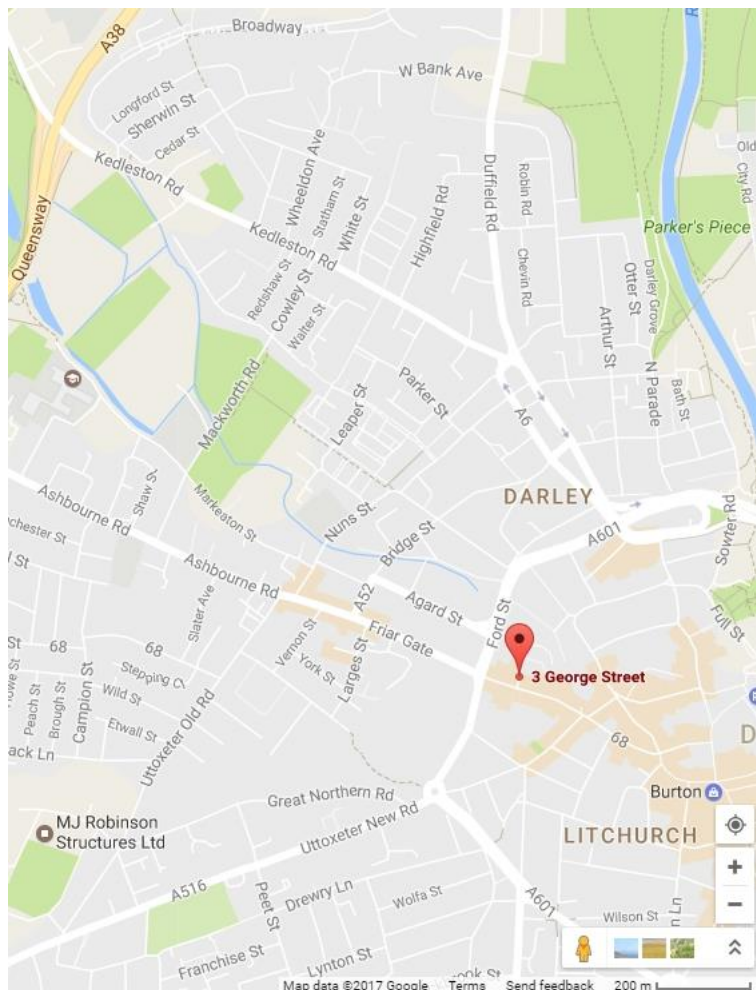
### Garage 20'6" x 19'5" (average)

Having double electric up-and-over door to the front, fluorescent strip lighting, and door to rear garden.

The well-stocked and private, walled rear garden with patio area, and flower beds. The courtyard parking is accessed from George Street and served by electronic gates.



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## ENERGY PERFORMANCE CERTIFICATE (EPC)

None required, due to Grade II Listed Building status.

## LOCAL AUTHORITY

We understand the local authority is Derby City Council.

## BUSINESS RATES

From enquiries of the Valuation Office Agency (VOA) website, we understand that the property is assessed for non-domestic rating purposes, with a rateable value (RV) as follows: -

Offices and Premises                      RV £5,200

## PRICE

Offers around £425,000 (four hundred and twenty-five thousand pounds).

## VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Mike Walmisley

Tel:                      01332 290390

Mobile:                07501 525352

Email:                [mikewalmisley@gadsbynichols.co.uk](mailto:mikewalmisley@gadsbynichols.co.uk)

## SUBJECT TO CONTRACT