



KIRK HOUSE

YORK



WELCOME TO KIRK HOUSE

A unique collection of 21 luxury apartments,
including four duplex units, located just outside of
the ancient city walls. Available as one, two or three
bed, each apartment has been individually designed
and finished to a premium standard.

YO24 1GH



A DEVELOPMENT SURROUNDED BY

Culture | Character | Charm

Situated in the traditional city of York, Kirk House offers city living at its finest.

Just a 5-minute walk from the **award-winning Bishopthorpe Road** and a further 10-minute walk from the city centre, the development provides an ideal base from which to explore.

Kirk House, Mill Mount, York, YO24 1GH



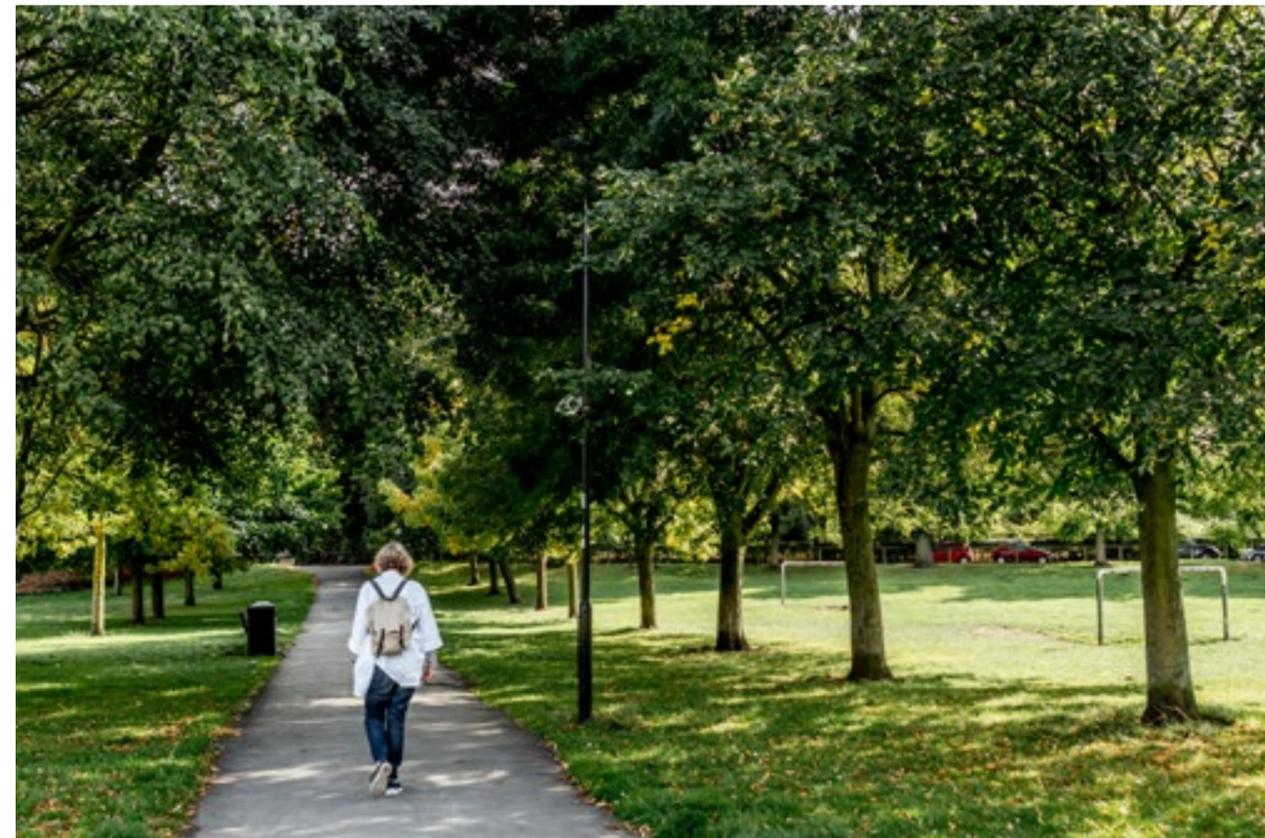
♦ York Racecourse



♦ Bishopthorpe Road



♦ The Pig & Pastry



♦ Scarcroft Green

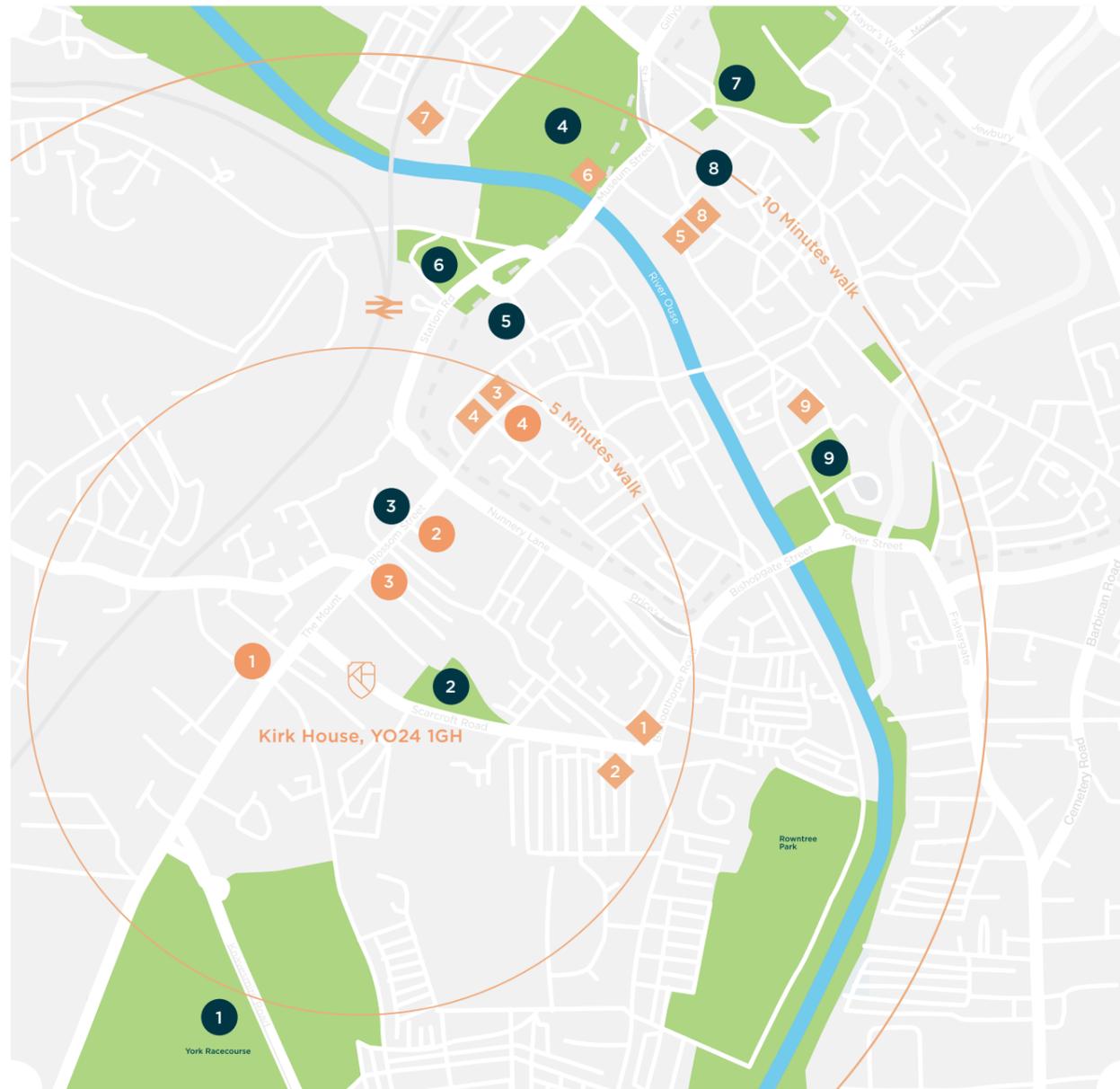
ON YOUR DOORSTEP

Providing all the ease and convenience of city living, in a slightly more relaxed setting, **Kirk House is perfectly located with balance in mind.** Close enough to enjoy the buzz of the city, while just far enough to take a step back, the development caters to every aspect of modern life.



♦ The Rattle Owl

Just a step away



◆ FOOD & DRINK

1. The Pig & Pastry
2. Melton's
3. Skosh
4. The Rattle Owl
5. The Ivy, St Helen's Square
6. The Star Inn The City
7. Roots York
8. Bettys Café Tea Rooms
9. Pairings Wine Bar

● LEISURE

1. York Racecourse
2. Scarcroft Green
3. Everyman Cinema
4. Museum Gardens
5. The Grand Hotel
6. Principal York Hotel
7. The Minster
8. Stonegate
9. Clifford's Tower

● AMENITIES

1. Doctors Surgery
2. Dentist
3. Pharmacy
4. Post Office

1 BISHOPTHORPE ROAD

Previously crowned Britain's best high street, Bishopthorpe Road is home to a thriving parade of independently-owned stores and eateries. Known for their regular street parties, fairs and events, the residents of 'Bishy Road' have fostered a tight-knit community with pride and wellbeing at its core.

2015 THE GREAT BRITISH HIGH STREET OF THE YEAR 2015



1 YORK RACECOURSE

Every year thousands of racegoers flock to York Racecourse to enjoy a day of quality horse racing. With the Clocktower Enclosure, Grandstand & Paddock and County Stand all offering a different experience, a day at the races can be suited to any occasion.



6 THE STAR INN THE CITY

From its enviable riverside location, The Star Inn The City serves up some of the best local produce in the region. Owned by Michelin-starred chef Andrew Pern, the restaurant prides itself on giving a wholesome Yorkshire culinary experience, within the very heart of the city.



Culture
Character
Charm

CITY OF YORK

Renowned for its roman roots, outstanding architecture and independent boutiques, York is a city rich in heritage, yet modern in lifestyle.

Recently voted as The Sunday Times best place to live in the UK, **the city offers contemporary living and forward-thinking innovation, while maintaining its traditional spirit.**

With a festival for every month of the year, there is always something to see and do. York Races run annually from May to October, both the Food and Beer & Cider Festivals are held in September and the Christmas markets arrive in November, with many more events throughout the year.



◆ Micklegate



◆ Museum Gardens



◆ Bar Walls



◆ The Shambles



◆ Rowntree Park

Delve into the labyrinth of York's 2000-year history with a wander around the city bar walls or a tour of the iconic York Minster, before taking a quick amble down the cobbles of the Shambles or Stonegate.

Explore the city further with a visit to the art gallery or a trip to the theatre. Both the Grand Opera House and the Theatre Royal regularly welcome packed audiences and touring shows from around the country.



◆ Betty's Café Tea Rooms



◆ The Minster



◆ The Ivy, St Helen's Square



◆ House of the Trembling Madness

LIFE IN THE CITY

York's ever-growing food and drink scene continues to flourish. Whether you're looking for **cosy and traditional** or **sophisticated fine dining**, the huge variety of bars, tearooms, pubs and restaurants will have you covered.

Travel by rail



• York Railway Station

BY RAIL

Perfectly placed between Edinburgh and London, York is accessible from both the North and the South. By train **Edinburgh is a two and a half hour journey**, while **London Kings Cross is just under two hours**.

York also has direct connections to Leeds, Manchester, Manchester Airport, Newcastle and Liverpool.

The proposed plans for the new HS2 rail network, will offer dramatic reductions in travel time from London to Birmingham, Manchester and Leeds, further improving connectivity.

BY CAR

In addition to the city centre, there are a number of other **retail opportunities within York - the Designer Outlet, Monks Cross, Vangarde and Clifton Moor** are all easily accessible from the city centre via regular bus services.

The A64 provides easy access to and from York. York to Leeds is approximately a 40-minute car journey, while a trip to the Scarborough coastline is just under an hour.



Culture

Character

Charm



♦ Computer Generated Image - View of Kirk House, YO24 1GH from Scarcroft Road

FINISHED WITH

Luxury | Interiors

Designed with modern living in mind, each apartment is light, spacious and contemporary. Finished to a luxury standard, apartments are available as one, two or three bedrooms and fitted with premium German appliances throughout.



♦ Computer Generated Image - Kitchen, living, dining area of second floor apartment with balcony - modelled on Apartment 22



♦ Computer Generated Image - En suite bathroom of first floor apartment - modelled on Apartment 15

Specification

INTERIOR FINISHES

- Amtico flooring to kitchen, hallway and living room
- Luxury wool carpet to bedrooms
- Built-in wardrobes (where illustrated)
- Double-glazed, sliding, Timber sash windows
- Contemporary, high-quality ironmongery

KITCHENS

- Fully integrated, bespoke, Shaker style kitchen units with stainless steel handles
- Quartz worktops with stainless steel sink and chrome mixer tap
- Bronzed glass kitchen splash back
- German appliances
 - Stainless steel single oven
 - Induction hob
 - Extractor hood
 - Integrated fridge/freezer
 - Integrated multi-function dishwasher
 - Integrated microwave (selected properties only, not including second floor)
- Space-saving waste and recycle bins
- LED downlights
- Pendant lights over island units
- Wine fridge (selected properties only)

BATHROOMS/EN SUITES

- Contemporary, white, German sanitaryware
- Freestanding bath (where illustrated)
- White shower tray with screen glass door
- Chrome thermostatic remote shower mixer with shower head
- Porcelain tile flooring
- Contemporary wall tiles
- Fitted vanity unit with large mirror and concealed lighting
- Heated towel rail

BALCONIES/TERRACES

- External terrace/patio area to second floor apartments

MANAGEMENT & SECURITY

- Automated electric gates to both vehicle entrances
- Electronic access control to buildings
- Video door entry system to each apartment
- Interlinked fire alarm system
- Individual intruder alarms for apartments
- Allocated parking
- External lighting
- Fully maintained communal landscape

ELECTRICAL FITTINGS

- Energy-efficient LED ceiling downlights throughout apartments
- Night lights to en suites
- Digital television, DAB radio and Sky points
- Contemporary switch plates and sockets

HEATING & VENTILATION

- Combined heat and power system, providing individually metered heating and hot water
- Underfloor heating in ground, upper ground and first floor apartments
- Individual thermostatic temperature controls in all main rooms
- Web-enabled heating controls

GROUND FLOOR GARDENS

- Ground floor apartments (not including duplex units) feature private driveway parking and sit alongside private gardens

♦ CGI Interior examples, furniture not included.



A great space to relax.

♦ Computer Generated Image - Kitchen, living and dining area of 2-bed apartment - modelled on Apartment 9

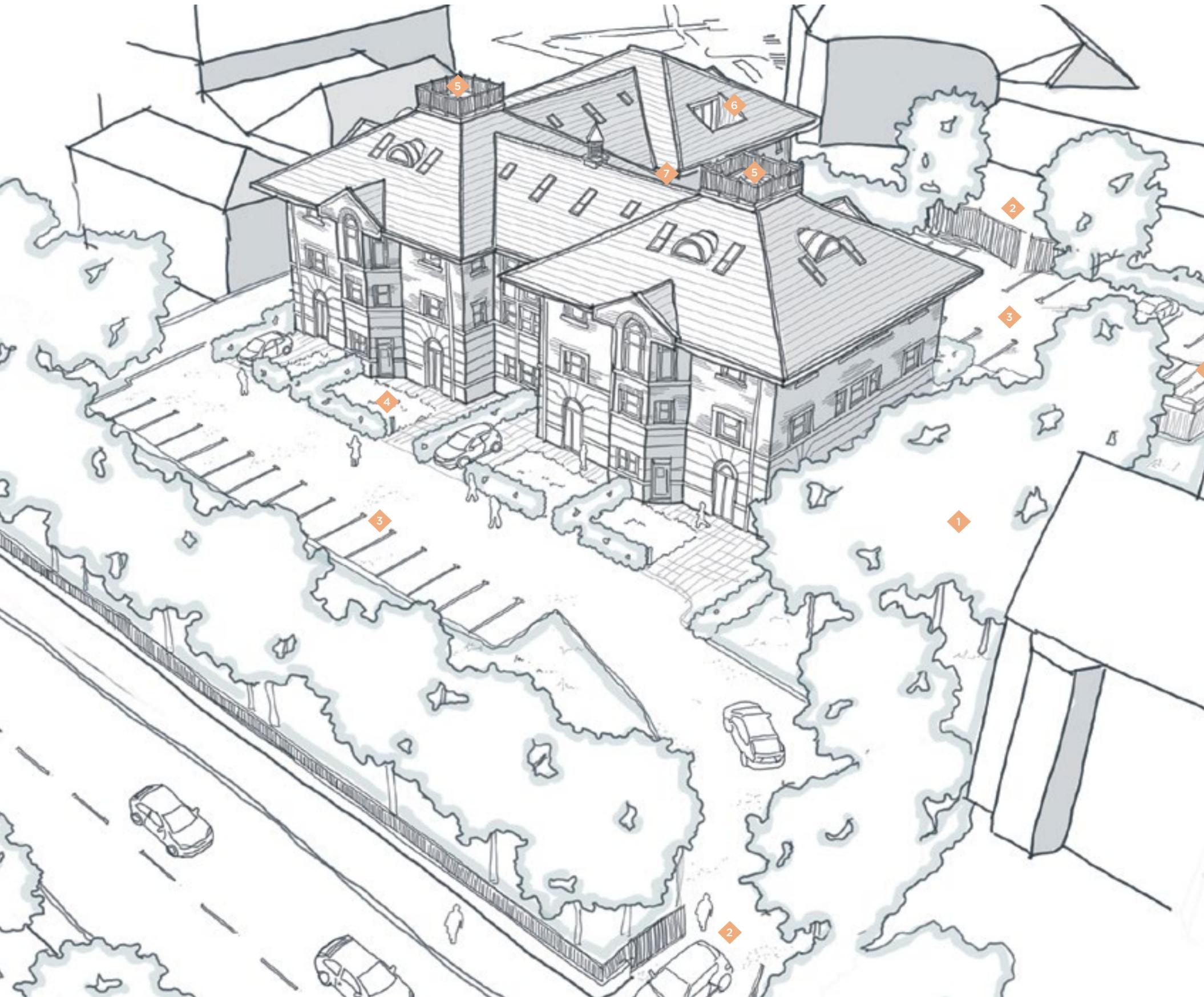


♦ Computer Generated Image - Master bedroom with doors leading to en suite bathroom - modelled on Apartment 10

Create a space of your own in one of these stunning apartments. Individually designed, each apartment offers a relaxed and unique take on easy living, with a lift operating to the upper ground and first floor.

With entrance lobby, waiting area and communal garden, the development lends itself to a friendly, welcoming sense of community, while remaining private to Kirk House residents.

The development



1. COMMUNAL GARDEN

Surrounded by trees, shrubs and greenery, the landscaped garden is a great space in which to get to know your neighbours.

2. AUTOMATED ENTRANCE GATES

Electric gates provide easy access to both vehicle entrances, while maintaining privacy.

3. ALLOCATED PARKING

Each apartment comes with one designated parking space. (Additional spaces may be available by negotiation).

4. GROUND FLOOR GARDENS

Ground floor apartments (not including duplex units) feature private parking and sit alongside private gardens.

5. PRIVATE ROOF TERRACE

Penthouse apartments 20 & 21 each offer iconic Minster views and stunning city scenes from private roof terraces.

6. PRIVATE BALCONY

Penthouse apartment 22 offers an element of al fresco living with a private balcony area.

7. MAIN ENTRANCE

The main entrance provides access to all upper floor apartments.

8. COMMUNAL CYCLE STORAGE

All residents will have access to the secure cycle storage facility.

Ground Floor

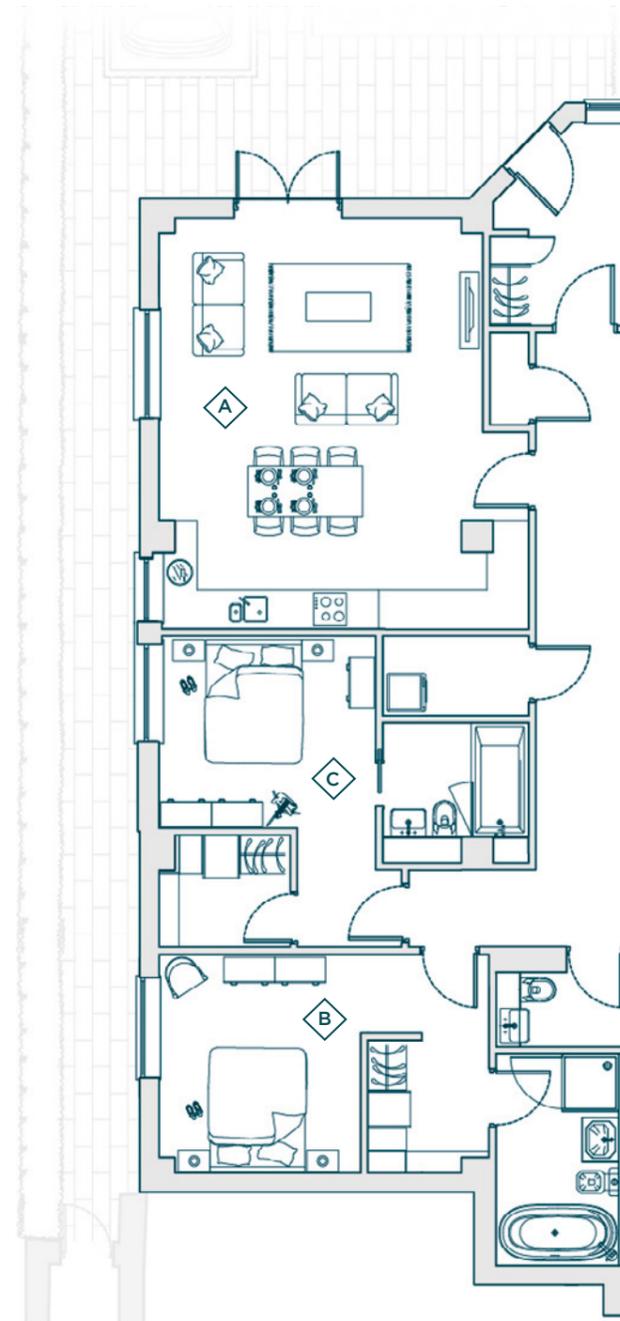
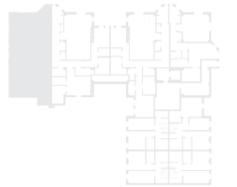
Apartment 1

TWO BEDROOMS

NET AREA: 1238 SqFt (115 m²)

ROOMS	FT	M
A Kitchen, Living & Dining	16FT x 21FT	5m x 6.4m
B Bedroom One	15FT x 10FT	4.6m x 3.1m
C Bedroom Two	11FT x 10FT	3.3m x 3m

Location



♦ Furniture not included

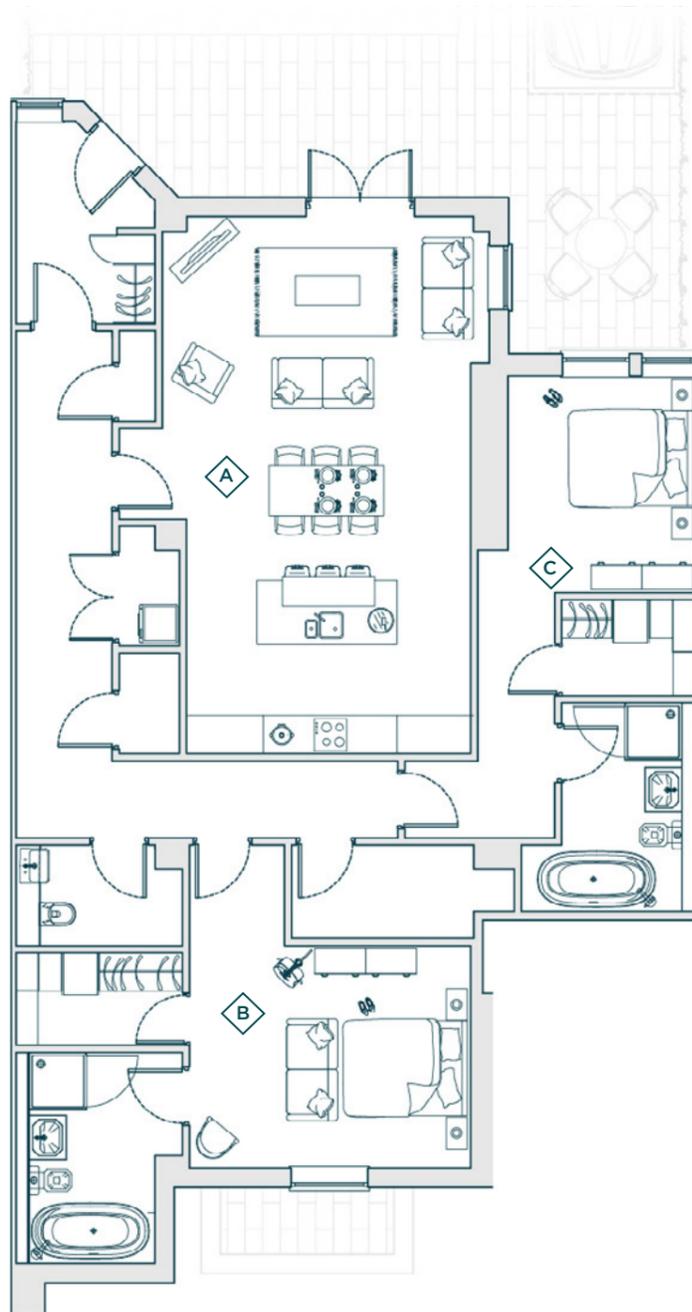
Apartment 2

TWO BEDROOMS

NET AREA: 1528 SqFt (142 m²)

ROOMS	FT	M
A Kitchen, Living & Dining	28FT x 15FT	8.4m x 4.5m
B Bedroom One	14FT x 11FT	4.4m x 3.5m
C Bedroom Two	11FT x 10FT	3.4m x 3m

Location 



♦ Furniture not included

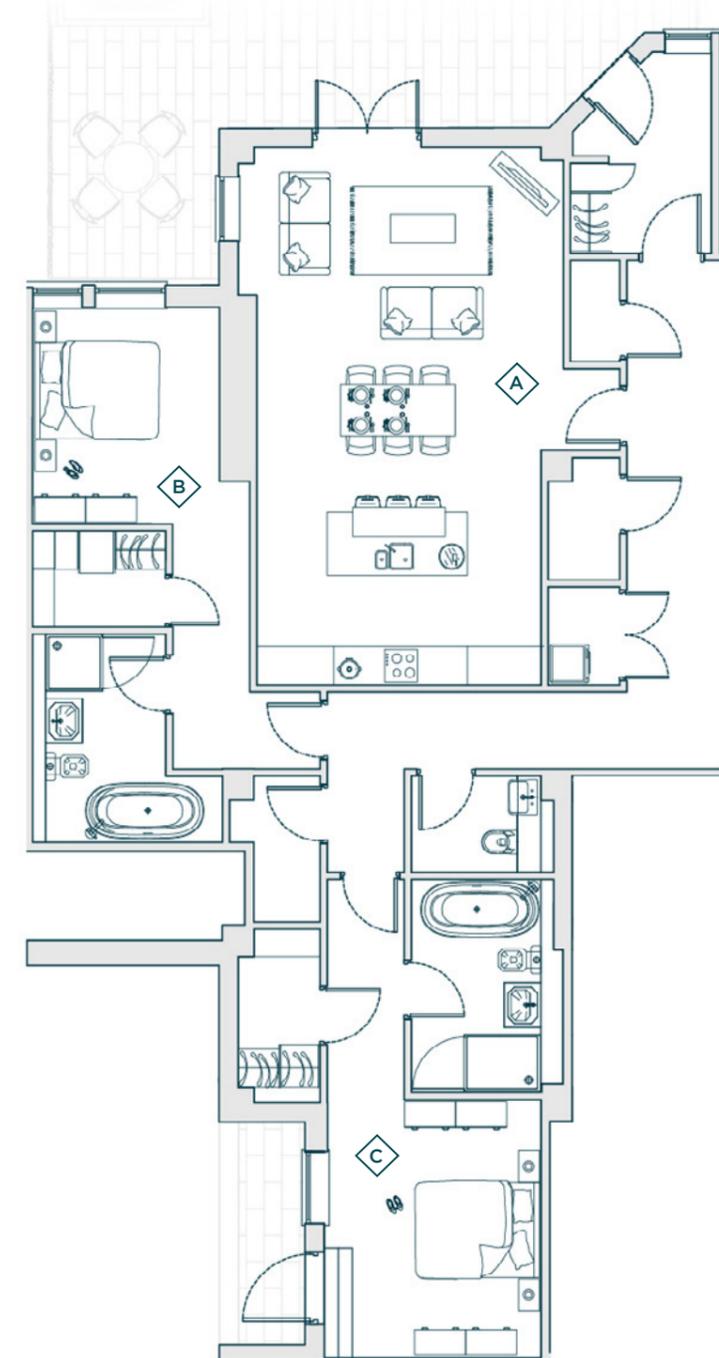
Apartment 3

TWO BEDROOMS

NET AREA: 1518 SqFt (141 m²)

ROOMS	FT	M
A Kitchen, Living & Dining	28FT x 15FT	8.4m x 4.5m
B Bedroom One	11FT x 10FT	3.4m x 3m
C Bedroom Two	13FT x 11FT	4m x 3.4m

Location 



♦ Furniture not included

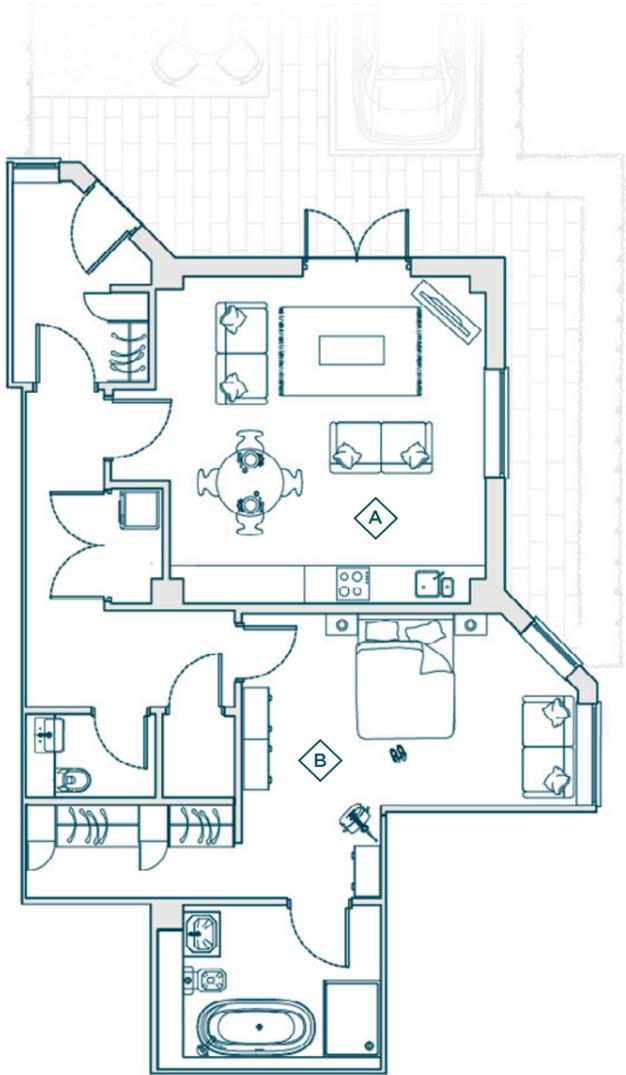
Apartment 4

ONE BEDROOM

NET AREA: 883 SqFt (82 m²)

ROOMS	FT	M
A Kitchen, Living & Dining	17FT x 17FT	5.1m x 5.1m
B Bedroom One	17FT x 16FT	5.2m x 5m

Location 



♦ Furniture not included

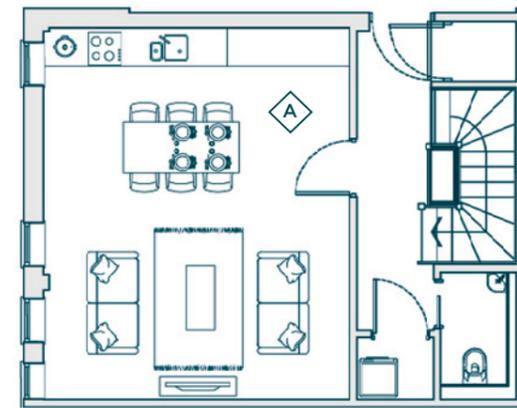
Duplex Apartment 5

TWO BEDROOMS

NET AREA: 969 SqFt (90 m²)

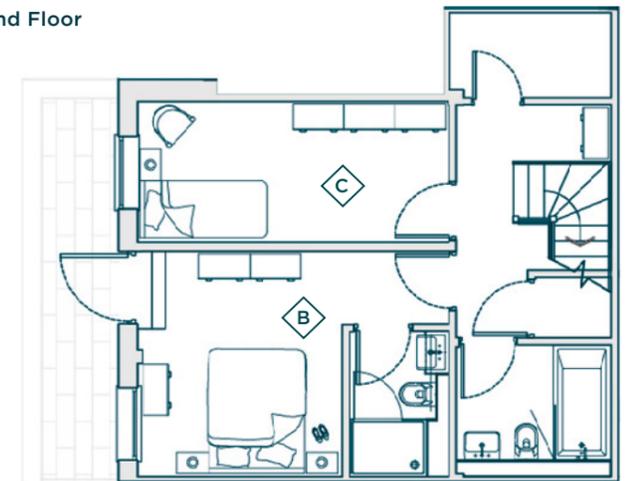
ROOMS	FT	M
A Kitchen, Living & Dining	16FT x 19FT	4.8m x 5.8m
B Bedroom One	11FT x 10FT	3.5m x 3.2m
C Bedroom Two	7FT x 16FT	2.2m x 4.8m

Location 



Upper Ground Floor

Ground Floor



♦ Furniture not included

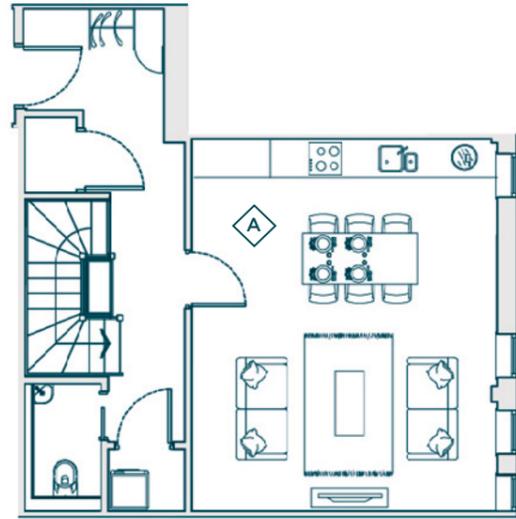
Duplex Apartment 6

THREE BEDROOMS

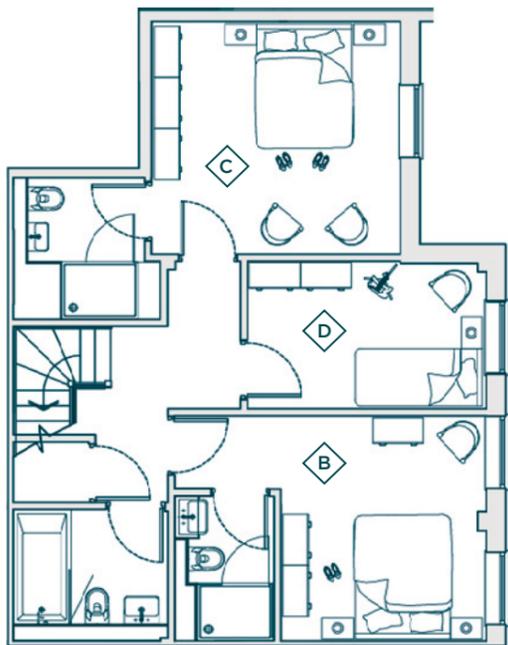
NET AREA: 1173 SqFt (109 m²)

ROOMS	FT	M	Location
A Kitchen, Living & Dining	19FT x 16FT	5.8m x 4.8m	
B Bedroom One	11FT x 10FT	3.5m x 3.2m	
C Bedroom Two	12FT x 8FT	3.7m x 2.4m	
D Bedroom Three	8FT x 16FT	2.3m x 4.8m	

Upper Ground Floor



Ground Floor



♦ Furniture not included

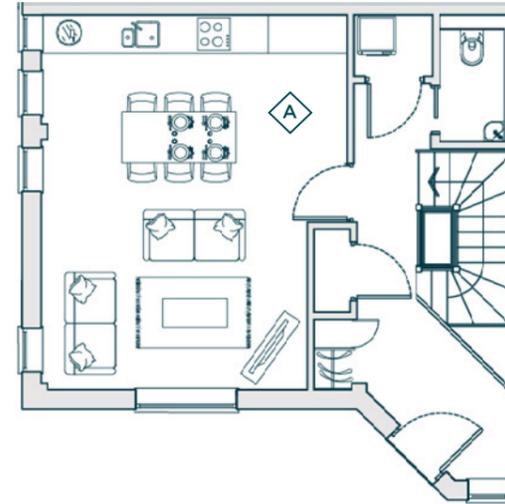
Duplex Apartments 7 & 8

TWO BEDROOMS

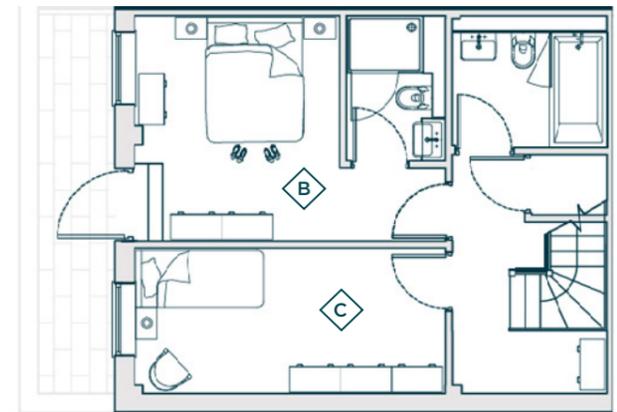
NET AREA: 947 SqFt (88 m²)

ROOMS	FT	M	Location
A Kitchen, Living & Dining	19FT x 16FT	5.8m x 4.8m	
B Bedroom One	11FT x 10FT	3.5m x 3.2m	
C Bedroom Two	7FT x 16FT	2.2m x 4.8m	

Upper Ground Floor



Ground Floor



♦ Furniture not included

Upper Ground Floor

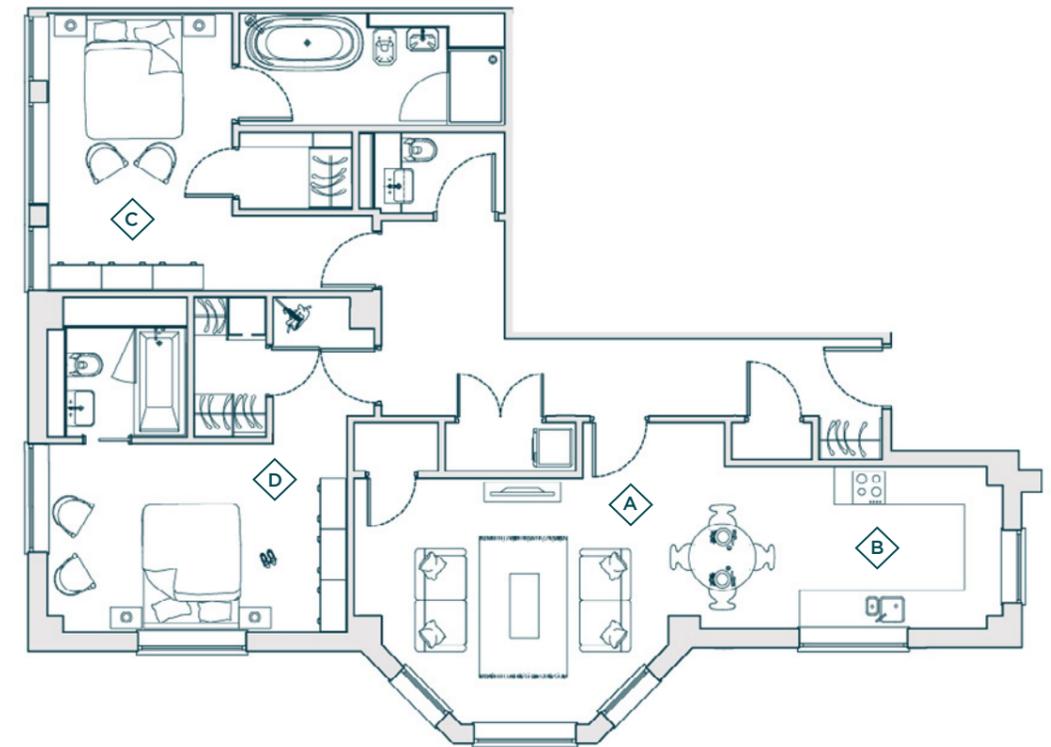
Apartment 9

TWO BEDROOMS

NET AREA: 1130 SqFt (105 m²)

ROOMS	FT	M
A Living & Dining	12FT x 19FT	3.8m x 5.8m
B Kitchen	14FT x 8FT	4.3m x 2.5m
C Bedroom One	10FT x 15FT	2.9m x 4.7m
D Bedroom Two	14FT x 10FT	4.3m x 2.9m

Location 



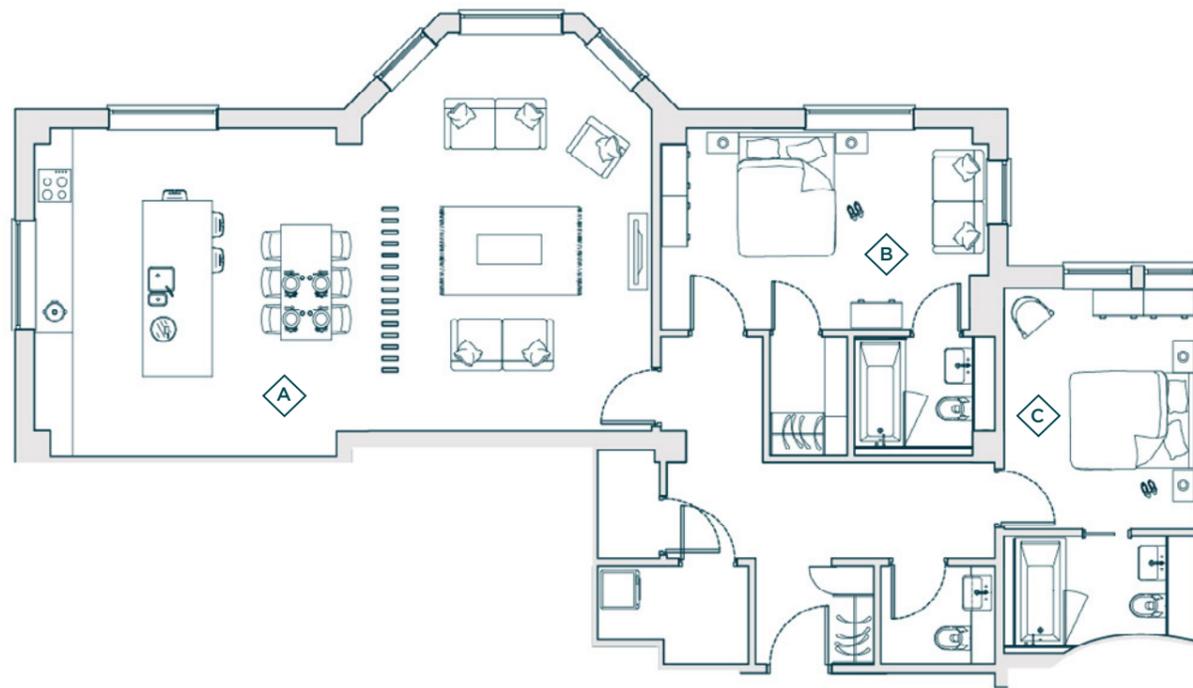
♦ Furniture not included

Apartment 10

TWO BEDROOMS

NET AREA: 1238 SqFt (115 m²)

ROOMS	FT	M	Location
A Kitchen, Living & Dining	31FT x 20FT	9.6m x 6.2m	
B Bedroom One	17FT x 10FT	5.1m x 3.1m	
C Bedroom Two	12FT x 10FT	3.8m x 3m	



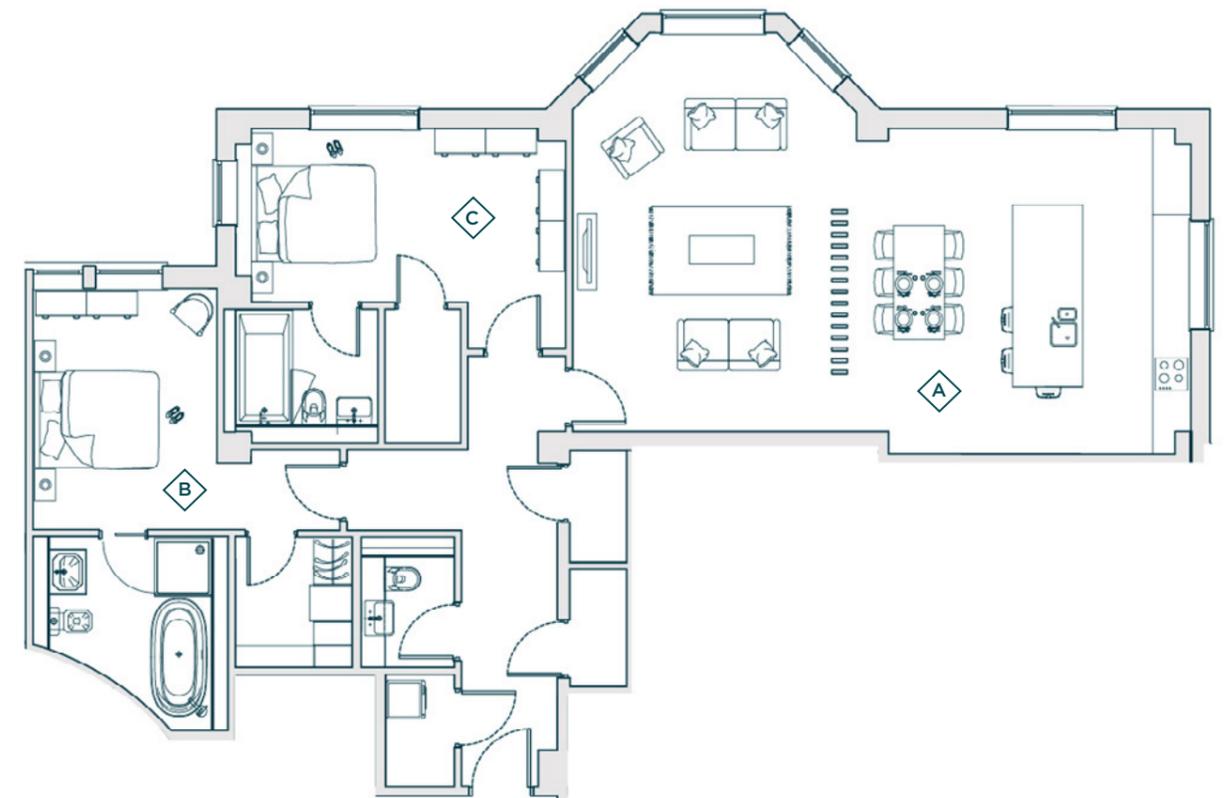
♦ Furniture not included

Apartment 11

TWO BEDROOMS

NET AREA: 1292 SqFt (120 m²)

ROOMS	FT	M	Location
A Kitchen, Living & Dining	16FT x 32FT	5m x 9.7m	
B Bedroom One	10FT x 12FT	2.9m x 3.7m	
C Bedroom Two	17FT x 9FT	5.1m x 2.7m	



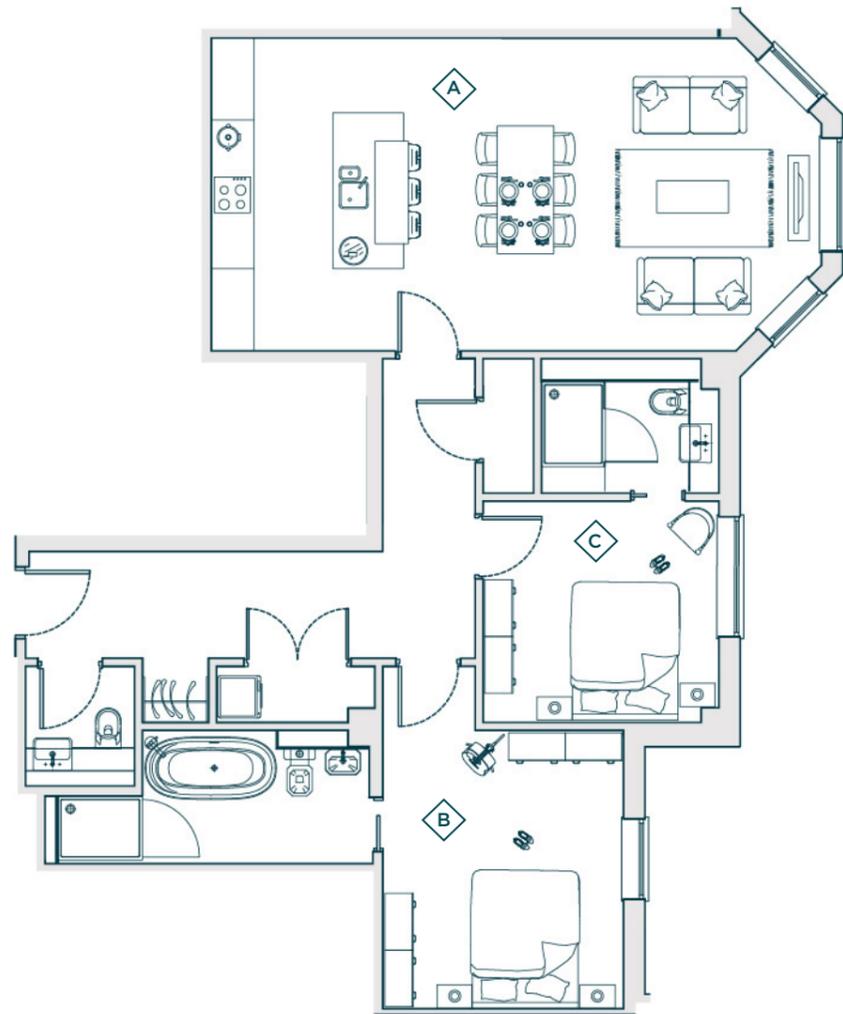
♦ Furniture not included

Apartment 12

TWO BEDROOMS

NET AREA: 1033 SqFt (96 m²)

ROOMS	FT	M	Location
A Kitchen, Living & Dining	28FT x 14FT	8.5m x 4.4m	
B Bedroom One	13FT x 11FT	3.9m x 3.4m	
C Bedroom Two	10FT x 11FT	3.1m x 3.3m	



First Floor

♦ Furniture not included

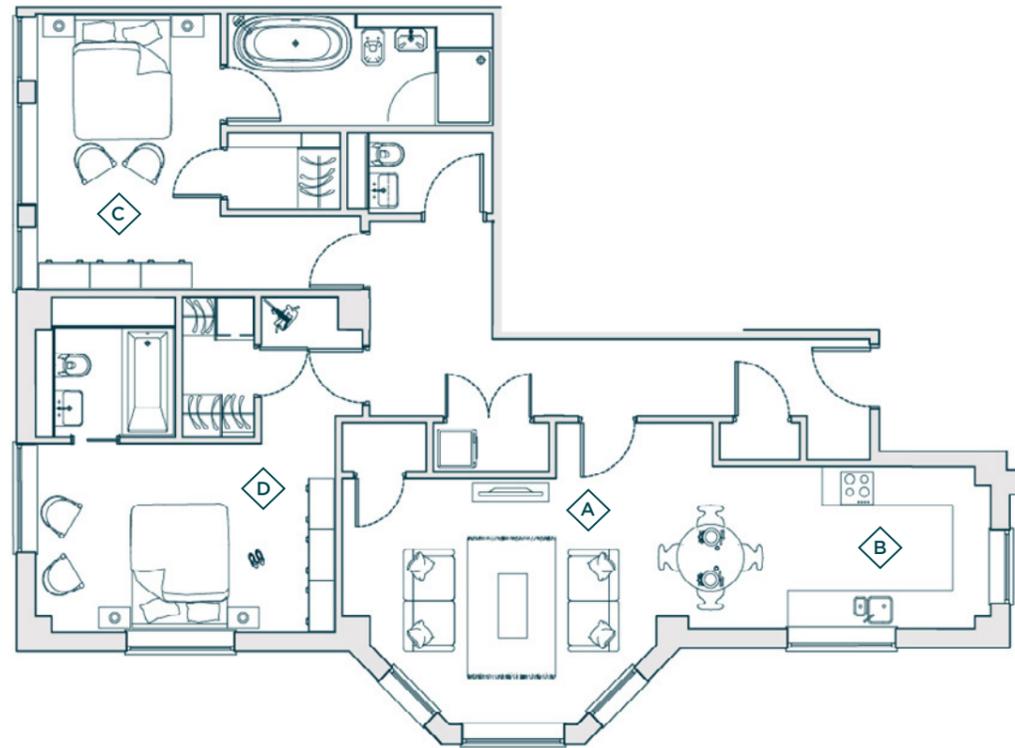
Apartment 14

TWO BEDROOMS

NET AREA: 1109 SqFt (103 m²)

ROOMS	FT	M
A Living & Dining	12FT x 19FT	3.8m x 5.8m
B Kitchen	14FT x 8FT	4.3m x 2.5m
C Bedroom One	10FT x 15FT	2.9m x 4.7m
D Bedroom Two	14FT x 10FT	4.3m x 2.9m

Location 



♦ Furniture not included

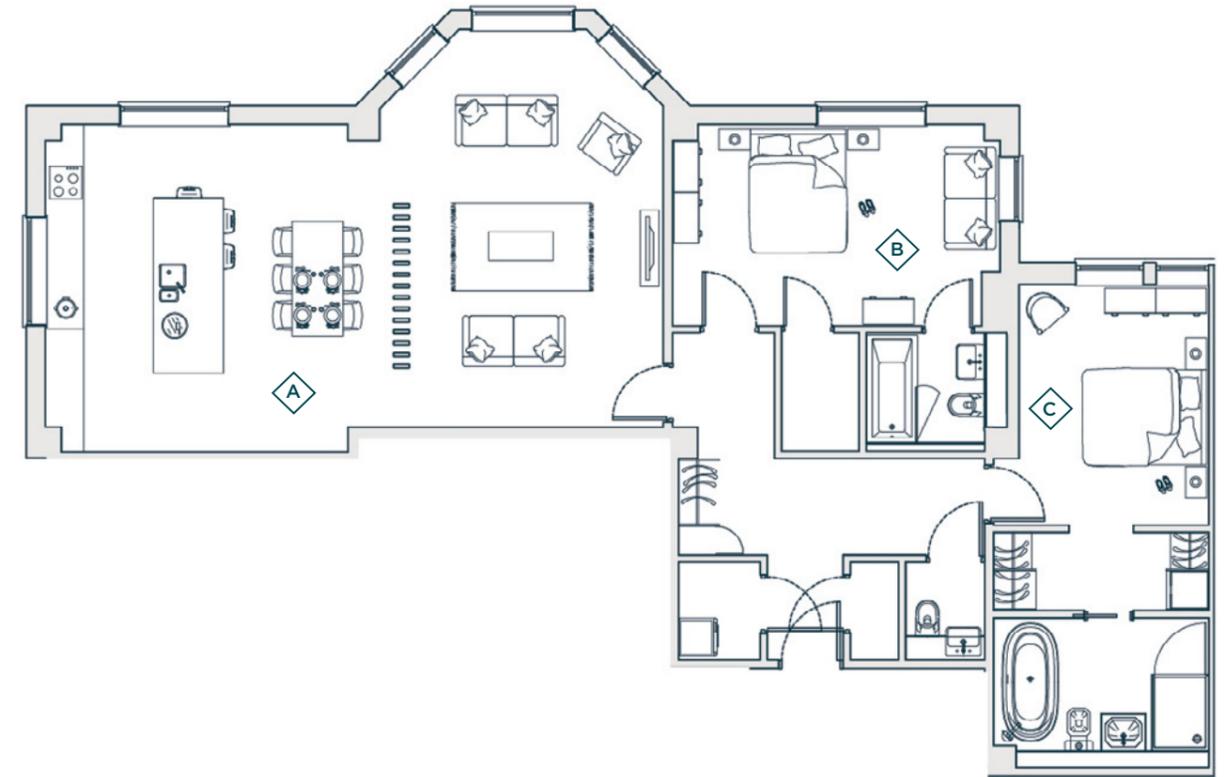
Apartment 15

TWO BEDROOMS

NET AREA: 1292 SqFt (120 m²)

ROOMS	FT	M
A Kitchen, Living & Dining	21FT x 31FT	6.3m x 9.6m
B Bedroom One	10FT x 12FT	3m x 3.8m
C Bedroom Two	10FT x 17FT	3.1m x 5.1m

Location 



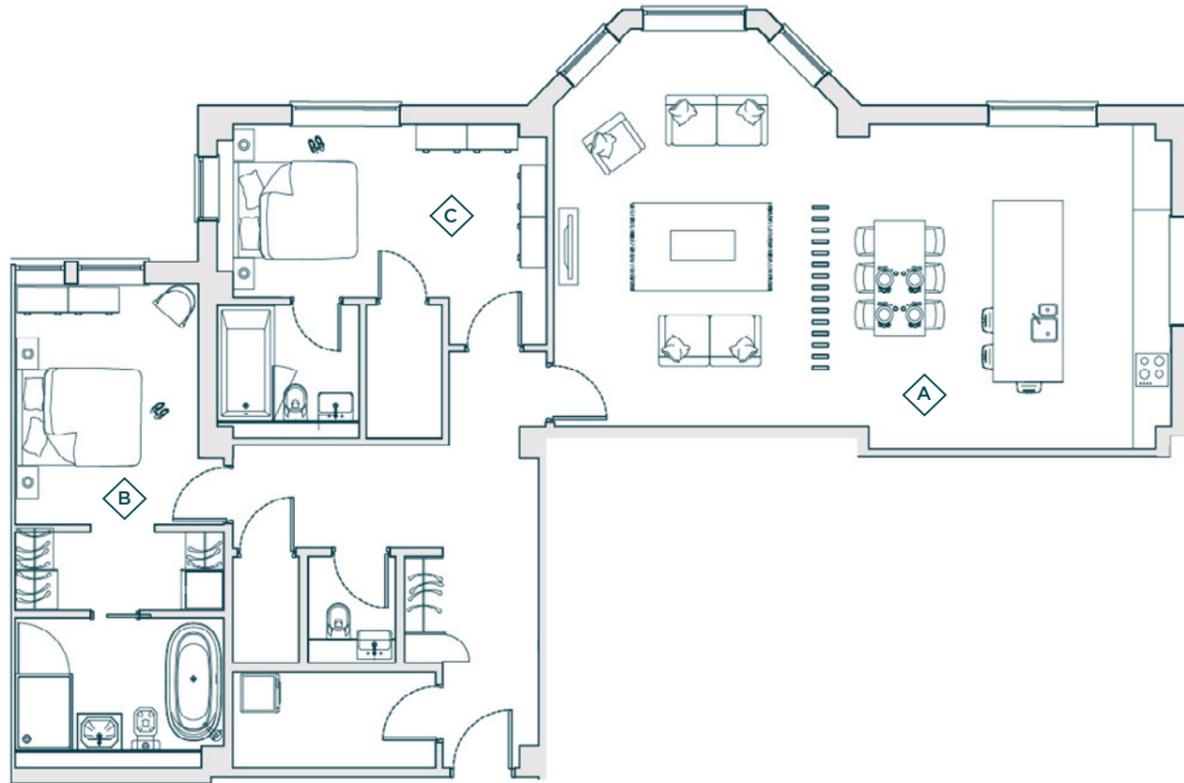
♦ Furniture not included

Apartment 16

TWO BEDROOMS

NET AREA: 1367 SqFt (127 m²)

ROOMS	FT	M	Location
A Kitchen, Living & Dining	20FT x 32FT	6.2m x 9.7m	
B Bedroom One	10FT x 12FT	2.9m x 3.8m	
C Bedroom Two	9FT x 17FT	2.7m x 5.1m	



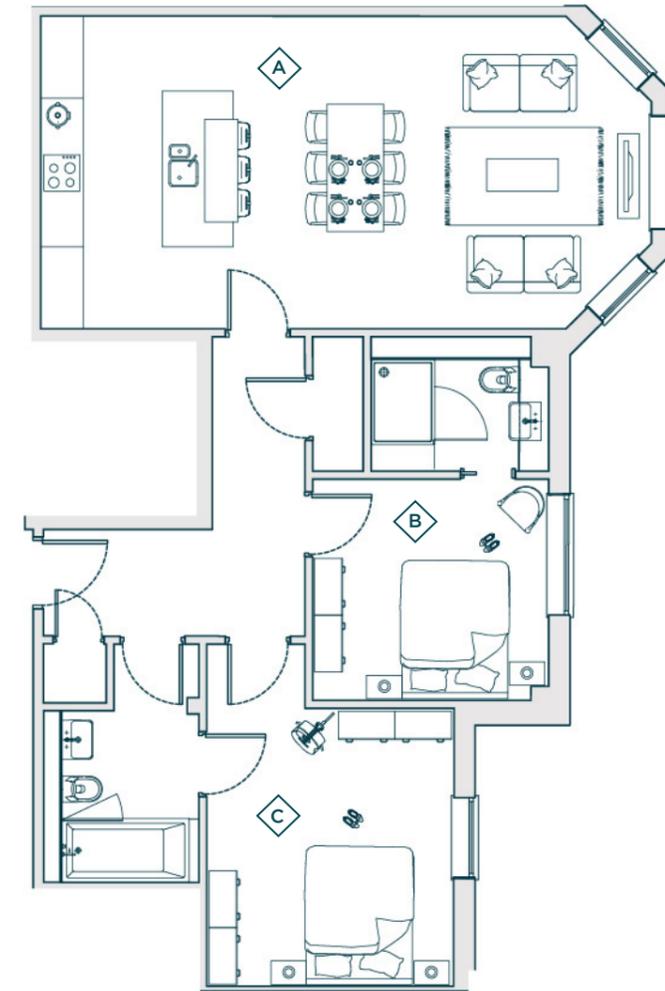
♦ Furniture not included

Apartment 17

TWO BEDROOMS

NET AREA: 926 SqFt (86 m²)

ROOMS	FT	M	Location
A Kitchen, Living & Dining	28FT x 14FT	8.6m x 4.4m	
B Bedroom One	13FT x 11FT	3.9m x 3.4m	
C Bedroom Two	10FT x 11FT	3.1m x 3.3m	



♦ Furniture not included

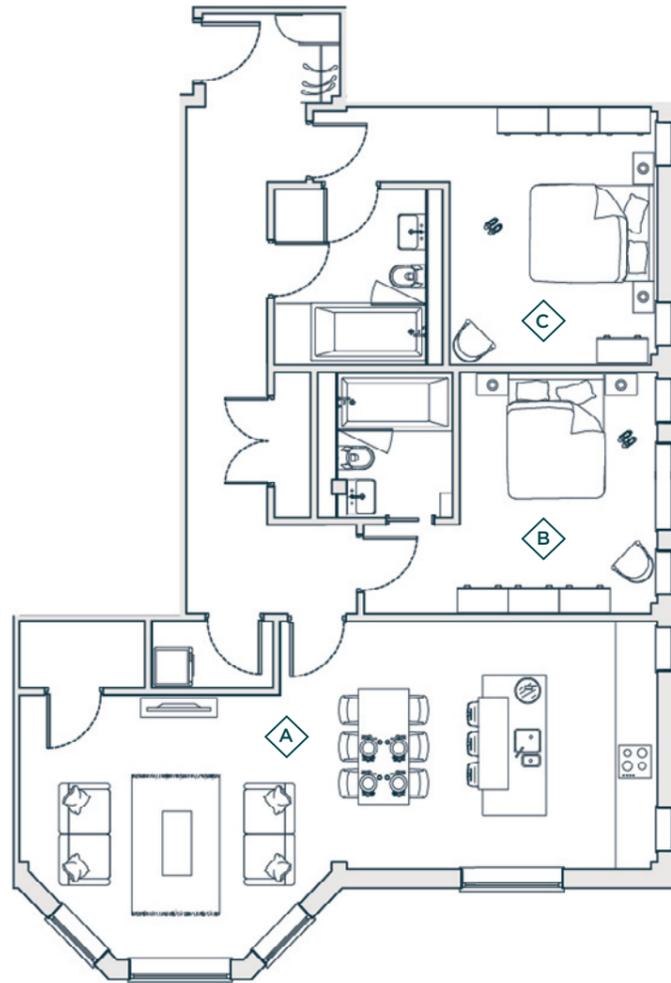
Apartment 18

TWO BEDROOMS

NET AREA: 1130 SqFt (105 m²)

ROOMS	FT	M
Kitchen, Living & Dining	32FT x 12FT	9.9m x 3.8m
Bedroom One	10FT x 12FT	3.1m x 3.8m
Bedroom Two	13FT x 10FT	4.1m x 3.2m

Location 



♦ Furniture not included

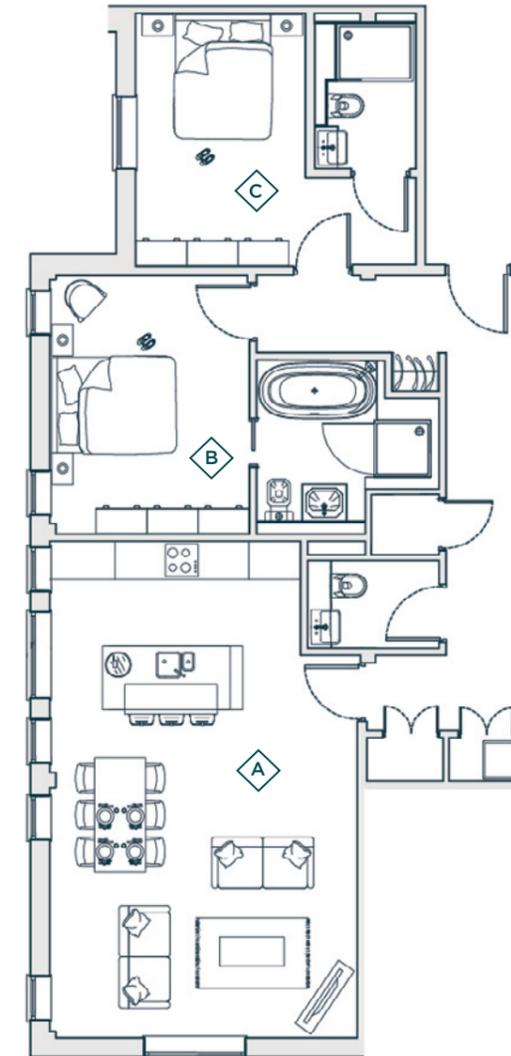
Apartment 19

TWO BEDROOMS

NET AREA: 1023 SqFt (95 m²)

ROOMS	FT	M
A Kitchen, Living & Dining	25FT x 16FT	7.7m x 4.8m
B Bedroom One	13FT x 10FT	4.1m x 3.1m
C Bedroom Two	13FT x 9FT	4m x 2.6m

Location 



♦ Furniture not included

Second Floor

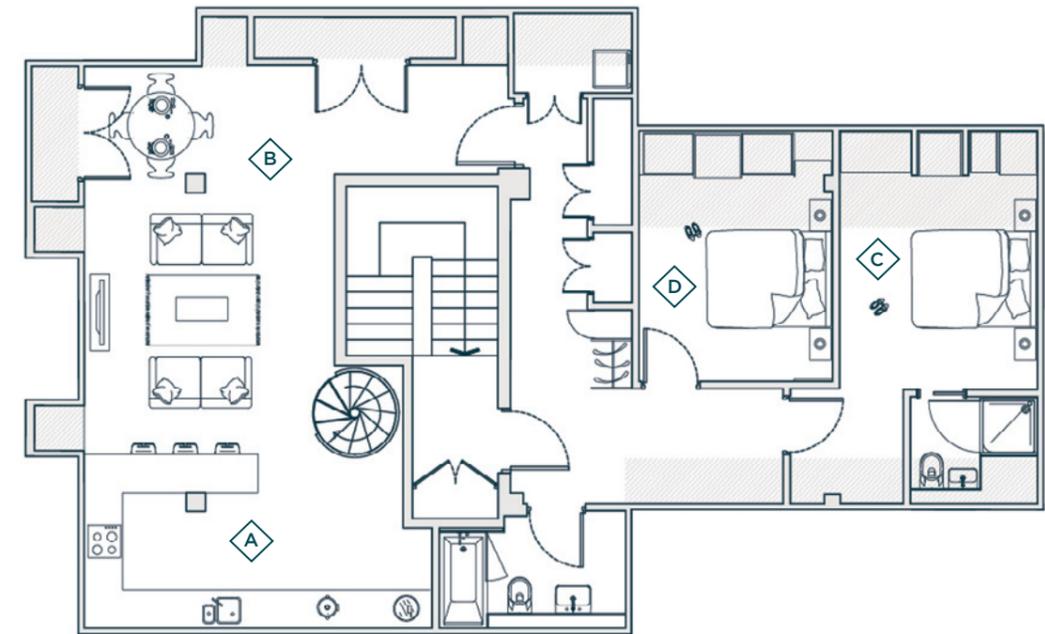
Penthouse Apartment 20

TWO BEDROOMS

NET AREA: 936 SqFt (87 m²)

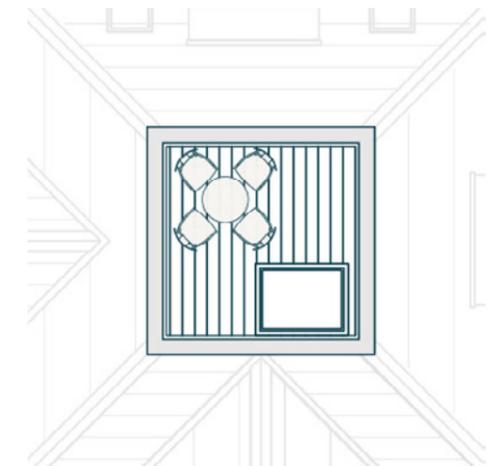
ROOMS	FT	M
A Kitchen	18FT x 9FT	5.5m x 2.8m
B Living & Dining	13FT x 20FT	3.9m x 6.1m
C Bedroom One	10FT x 11FT	3.1m x 3.3m
D Bedroom Two	10FT X 10FT	3m x 3.2m

Location 



 Areas under 1.5m in height

Roof Terrace



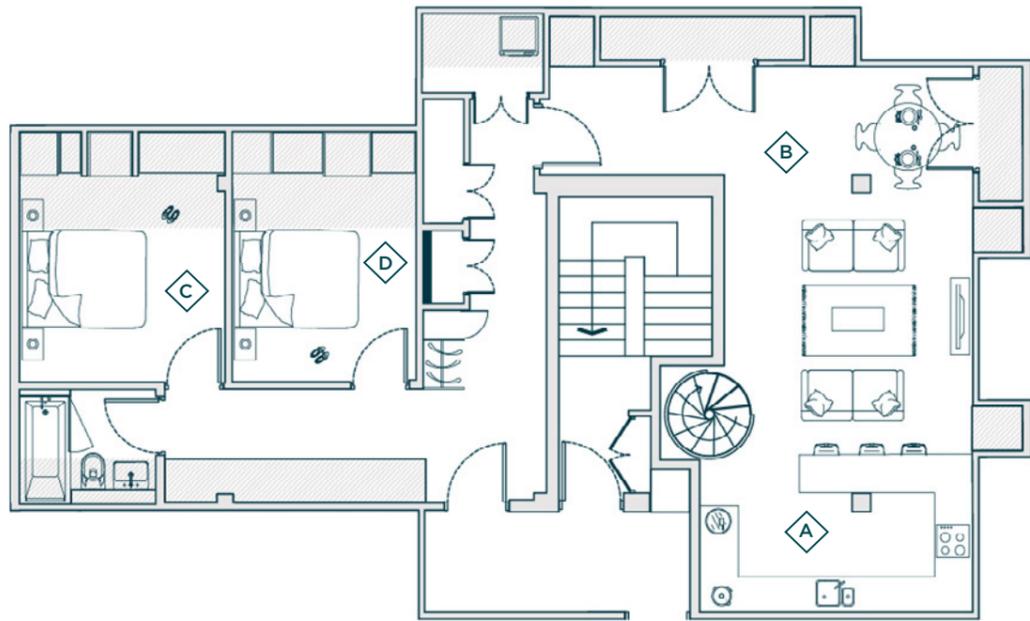
♦ Furniture not included

Penthouse Apartment 21

TWO BEDROOMS

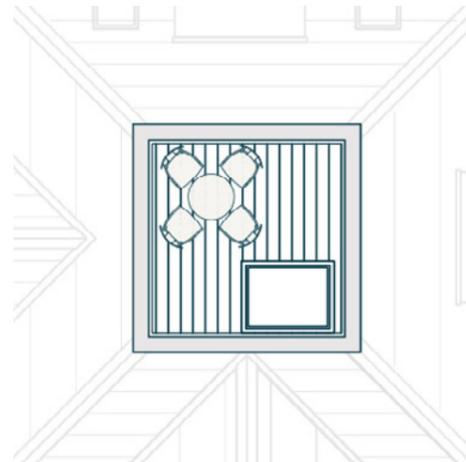
NET AREA: 829 SqFt (77 m²)

ROOMS	FT	M	Location
A Kitchen	13FT x 20FT	3.9m x 6.1m	
B Living & Dining	16FT x 8FT	4.9m x 2.5m	
C Bedroom One	10FT x 10FT	2.9m x 3.1m	
D Bedroom Two	10FT x 11FT	3.2m x 3.3m	



Areas under 1.5m in height

Roof Terrace



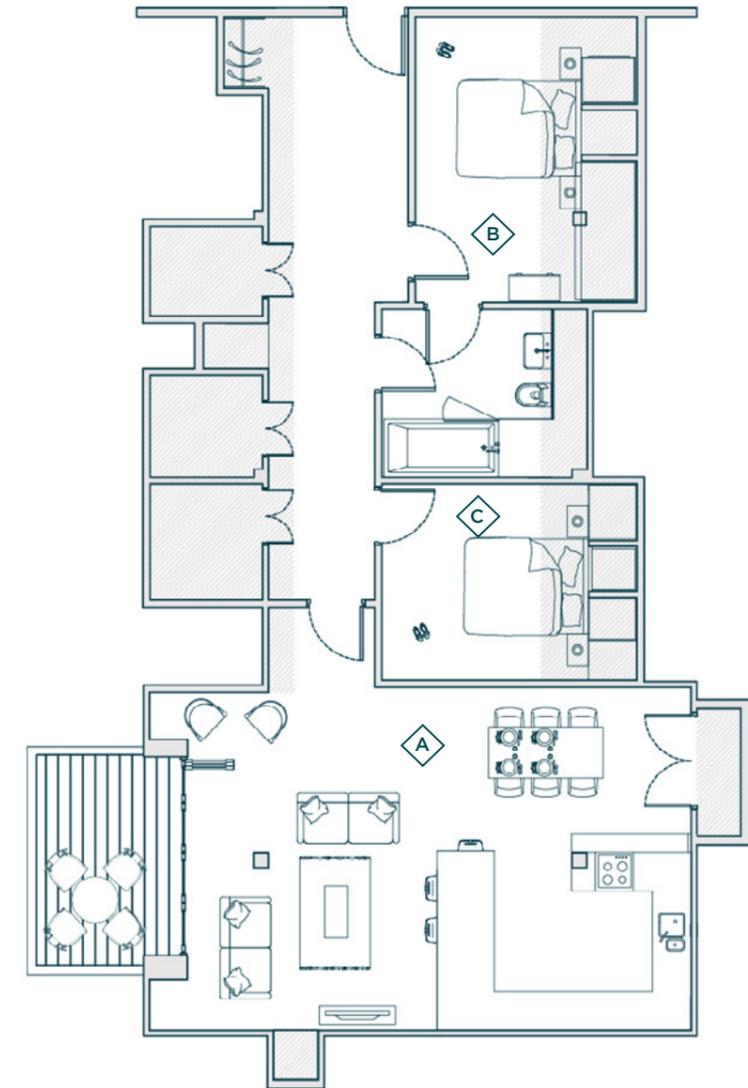
♦ Furniture not included

Penthouse Apartment 22

TWO BEDROOMS

NET AREA: 915 SqFt (85 m²)

ROOMS	FT	M	Location
Kitchen, Living & Dining	18FT x 26FT	5.4m x 7.9m	
Bedroom One	15FT x 10FT	4.5m x 3.1m	
Bedroom Two	10FT x 10FT	3.1m x 3.2m	



Areas under 1.5m in height

♦ Furniture not included



**FOR FURTHER INFORMATION
PLEASE CONTACT:**

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EMAIL: YorkRDS@savills.com

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United by Design