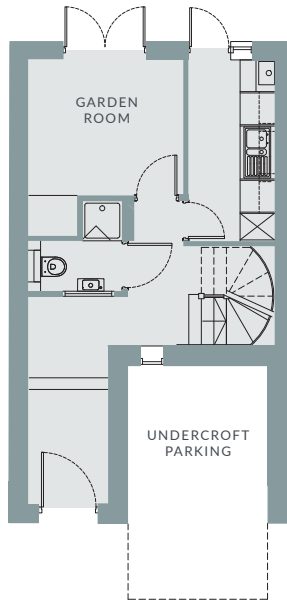




NELSON'S YARD

DENNIS ST. YORK

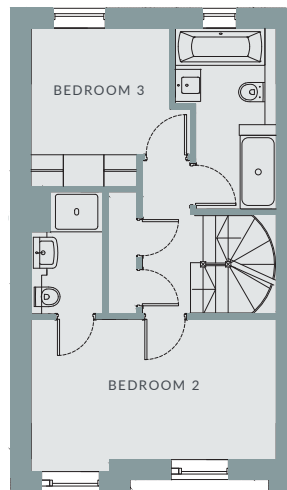
Plot 1 Accommodation



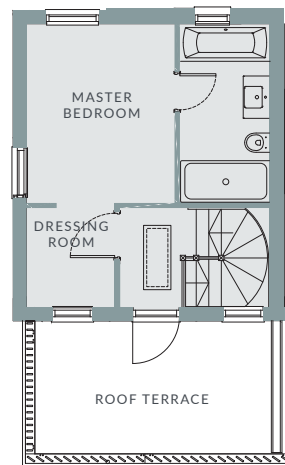
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Plot 1, Nelson's Yard is a contemporary 3 bedroom property arranged around a private landscaped courtyard accessed via electronically controlled gates, dedicated onsite parking and private patio garden with fantastic views over the city of York from the upper roof terrace.

- Front door giving direct access to inner hall, shower room with w/c, utility room and garden / family room both giving direct access to the rear garden
- Attractive staircase giving access to first floor landing with glass light well, dining kitchen and living room with door to balcony
- Second floor bedroom 2 with ensuite, bedroom 2 and house bathroom. Storage / linen cupboard
- Third floor master bedroom suite, landing with glass light well and access to private roof terrace

GROUND FLOOR	Metric	Imperial
Garden Room	2.91 x 2.56	9'5" x 8'4"
Utility	1.63 x 3.43	5'3" x 11'3"
FIRST FLOOR		
Dining / Kitchen	4.63 x 3.43	15'2" x 11'3"
Living Room	4.63 x 4.65	15'2" x 15'3"
SECOND FLOOR		
Bedroom 2	4.63 x 2.88	15'2" x 9'4"
Bedroom 3	2.63 x 3.00	8'6" x 9'8"
THIRD FLOOR		
Master Bedroom	2.81 x 3.39	9'2" x 11'1"
TOTAL AREA	131.4sqm	1,414sqft

IMPORTANT INFORMATION

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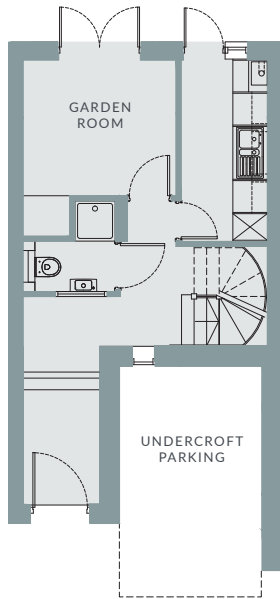
01904 558200
newhomes.north@carterjonas.co.uk

**HUDSON
MOODY**

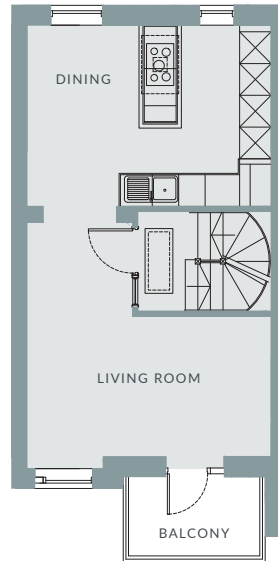
01904 650650
property@hudson-moody.com

nelsonsyard.co.uk

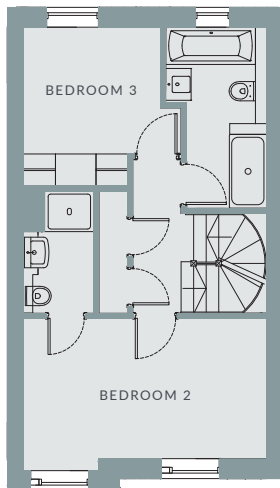
Plot 2 Accommodation



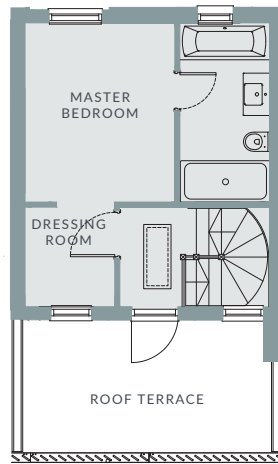
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Plot 2, Nelson's Yard is a contemporary 3 bedroom property arranged around a private landscaped courtyard accessed via electronically controlled gates, dedicated onsite parking and private patio garden with fantastic views over the city of York from the upper roof terrace.

- Front door giving direct access to inner hall, shower room with w/c, utility room and garden / family Room both giving direct access to the rear garden
- Attractive staircase giving access to first floor landing with glass light well, dining kitchen and living room with door to balcony
- Second floor master bedroom with ensuite, bedroom 2 and house bathroom. Storage / linen cupboard
- Third floor master bedroom suite, landing with glass light well and access to private roof terrace

GROUND FLOOR	Metric	Imperial
Garden Room	2.89 x 2.56	9'5" x 8'4"
Utility	1.63 x 3.43	5'3" x 11'3"
FIRST FLOOR		
Dining / Kitchen	4.61 x 3.43	15'1" x 11'3"
Living Room	4.61 x 4.65	15'1" x 15'3"
SECOND FLOOR		
Bedroom 2	4.61 x 2.88	15'1" x 9'4"
Bedroom 3	2.60 x 3.00	8'5" x 9'8"
THIRD FLOOR		
Master Bedroom	2.83 x 3.39	9'3" x 11'1"
TOTAL AREA	131.4sqm	1,414sqft

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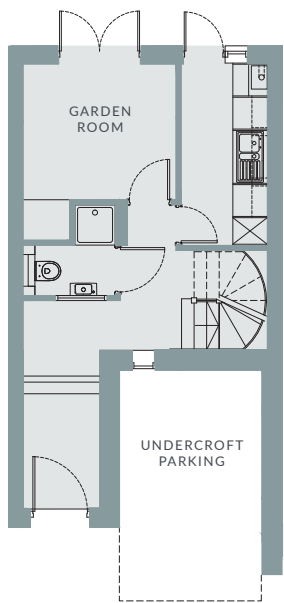
01904 558200
newhomes.north@carterjonas.co.uk

**HUDSON
MOODY**

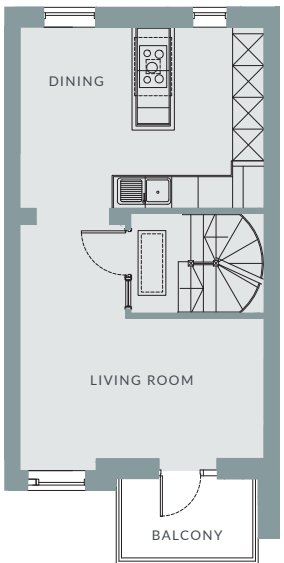
01904 650650
property@hudson-moody.com

nelsonsyard.co.uk

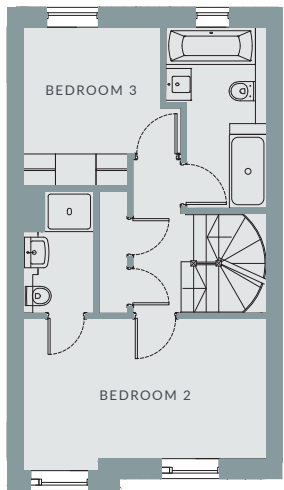
Plot 3 Accommodation



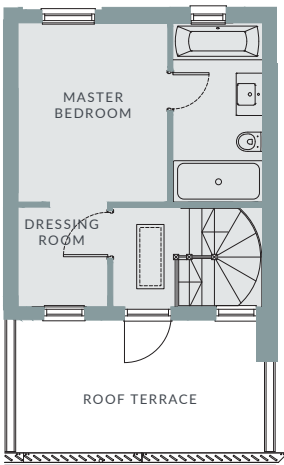
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Plot 3, Nelson's Yard is a contemporary 3 bedroom property arranged around a private landscaped courtyard accessed via electronically controlled gates, dedicated onsite parking and private patio garden with fantastic views over the city of York from the upper roof terrace.

- Front door and car port giving direct access to inner hall, shower room with w/c, utility room and garden / family room both giving direct access to the rear garden
- Attractive staircase giving access to first floor landing with glass light well, dining kitchen and living room with door to balcony
- Second floor master bedroom with ensuite, bedroom 2 and house bathroom. Storage / linen cupboard
- Third floor master bedroom suite, landing with glass light well and access to private roof terrace

GROUND FLOOR	Metric	Imperial
Garden Room	2.89 x 2.56	9'5" x 8'4"
Utility	1.63 x 3.43	5'3" x 11'3"
FIRST FLOOR		
Dining / Kitchen	4.61 x 3.43	15'1" x 11'3"
Living Room	4.61 x 4.65	15'1" x 15'3"
SECOND FLOOR		
Bedroom 2	4.61 x 2.88	15'1" x 9'4"
Bedroom 3	2.60 x 3.00	8'5" x 9'8"
THIRD FLOOR		
Master Bedroom	2.83 x 3.39	9'3" x 11'1"
TOTAL AREA	131.4sqm	1,414sqft

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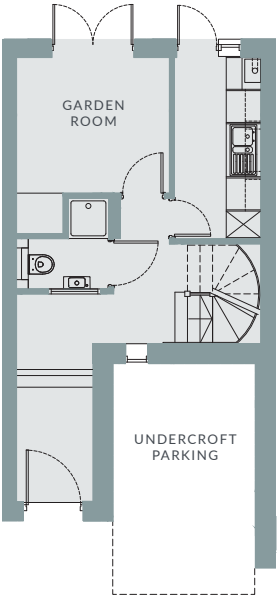
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HUDSON
MOODY

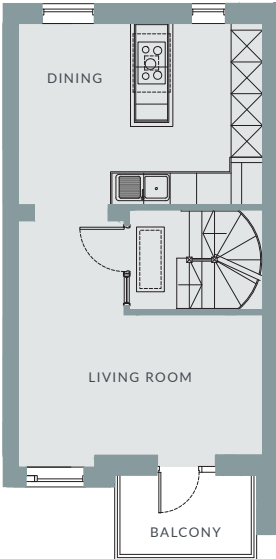
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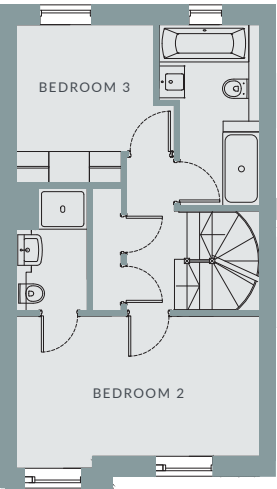
Plot 4 Accommodation



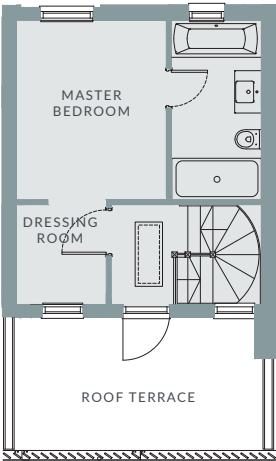
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Plot 4, Nelson's Yard is a contemporary 3 bedroom property arranged around a private landscaped courtyard accessed via electronically controlled gates, dedicated onsite parking and private patio garden with fantastic views over the city of York from the upper roof terrace.

- Front door and car port giving direct access to inner hall, shower room with w/c, utility room and garden / family room both giving direct access to the rear garden
- Attractive staircase giving access to first floor landing with glass light well, dining kitchen and living room with door to balcony
- Second floor master bedroom with ensuite, bedroom 2 and house bathroom. Storage / linen cupboard
- Third floor master bedroom suite, landing with glass light well and access to private roof terrace

GROUND FLOOR	Metric	Imperial
Garden Room	2.89 x 2.56	9'5" x 8'4"
Utility	1.63 x 3.43	5'3" x 11'3"
FIRST FLOOR		
Dining / Kitchen	4.61 x 3.43	15'1" x 11'3"
Living Room	4.61 x 4.65	15'1" x 15'3"
SECOND FLOOR		
Bedroom 2	4.61 x 2.88	15'1" x 9'4"
Bedroom 3	2.60 x 3.00	8'5" x 9'8"
THIRD FLOOR		
Master Bedroom	2.83 x 3.39	9'3" x 11'1"
TOTAL AREA	131.4sqm	1,414sqft

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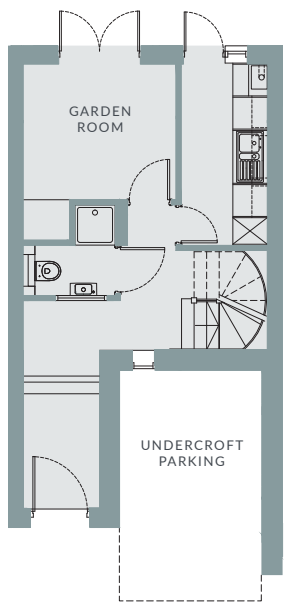
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newhomes.north@carterjonas.co.uk

HUDSON
MOODY

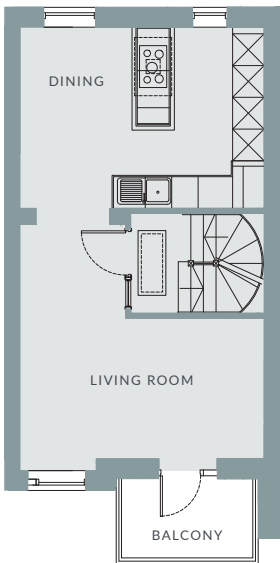
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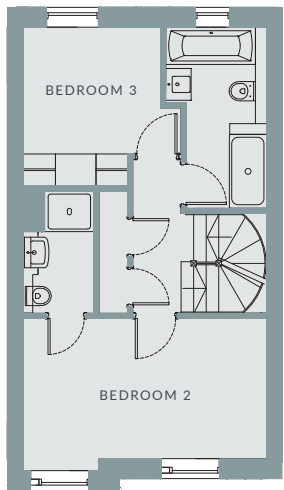
Plot 5 Accommodation



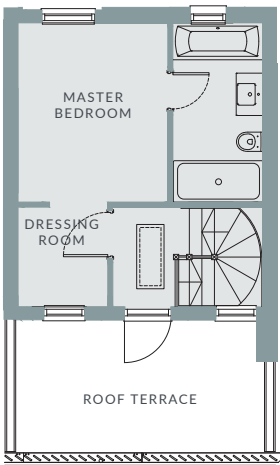
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Plot 5, Nelson's Yard is a contemporary 3 bedroom property arranged around a private landscaped courtyard accessed via electronically controlled gates, dedicated onsite parking and private patio garden with fantastic views over the city of York from the upper roof terrace.

- Front door and car port giving direct access to inner hall, shower room with w/c, Utility Room and Garden / Family Room both giving direct access to the rear garden
- Attractive staircase giving access to first floor landing with glass light well, dining kitchen and living room with door to balcony
- Second floor master bedroom with ensuite, bedroom 2 and house bathroom. Storage / linen cupboard
- Third floor master bedroom suite, landing with glass light well and access to private roof terrace

GROUND FLOOR	Metric	Imperial
Garden Room	2.89 x 2.56	9'5" x 8'4"
Utility	1.63 x 3.43	5'3" x 11'3"
FIRST FLOOR		
Dining / Kitchen	4.61 x 3.43	15'1" x 11'3"
Living Room	4.61 x 4.65	15'1" x 15'3"
SECOND FLOOR		
Bedroom 2	4.61 x 2.88	15'1" x 9'4"
Bedroom 3	2.60 x 3.00	8'5" x 9'8"
THIRD FLOOR		
Master Bedroom	2.83 x 3.39	9'3" x 11'1"
TOTAL AREA	131.4sqm	1,414sqft

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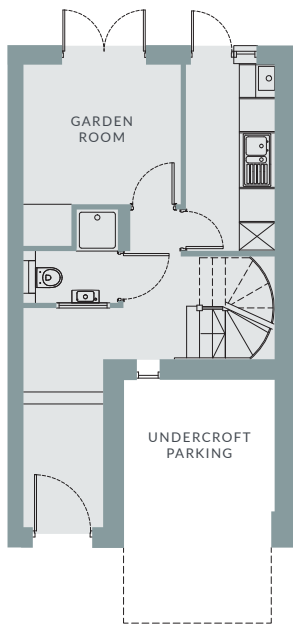
01904 558200
newhomes.north@carterjonas.co.uk

HUDSON
MOODY

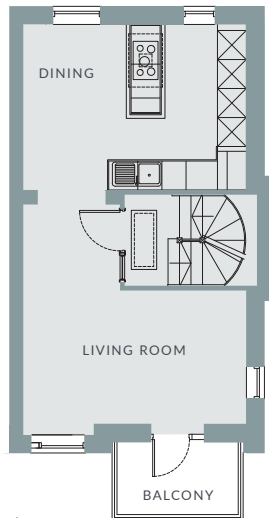
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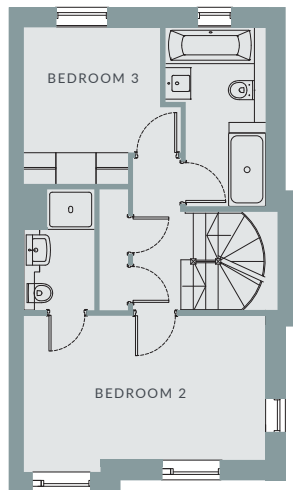
Plot 6 Accommodation



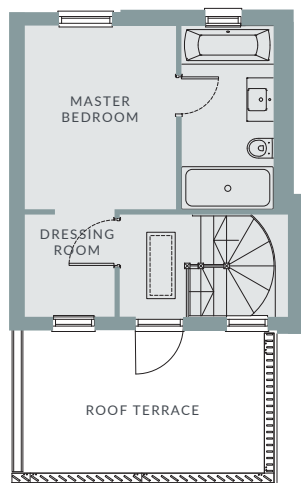
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Plot 6, Nelson's Yard is a contemporary 3 bedroom property arranged around a private landscaped courtyard accessed via electronically controlled gates, dedicated onsite parking and private patio garden with fantastic views over the city of York from the upper roof terrace.

- Front door and car port giving direct access to inner hall, shower room with w/c, Utility Room and Garden / Family Room both giving direct access to the rear garden
- Attractive staircase giving access to first floor landing with glass light well, dining kitchen and living room with door to balcony
- Second floor master bedroom with ensuite, bedroom 2 and house bathroom. Storage / linen cupboard
- Third floor master bedroom suite, landing with glass light well and access to private roof terrace

GROUND FLOOR	Metric	Imperial
Garden Room	2.89 x 2.56	9'4" x 8'4"
Utility	1.63 x 3.43	5'3" x 11'3"
FIRST FLOOR		
Kitchen / Dining	4.61 x 3.43	15'1" x 11'3"
Living Room	4.61 x 4.77	15'1" x 15'6"
SECOND FLOOR		
Bedroom 2	4.61 x 2.99	15'1" x 9'8"
Bedroom 3	2.61 x 3.00	8'6" x 9'8"
THIRD FLOOR		
Master Bedroom	2.79 x 3.39	9'2" x 11'1"
TOTAL AREA	133.5sqm	1,436sqft

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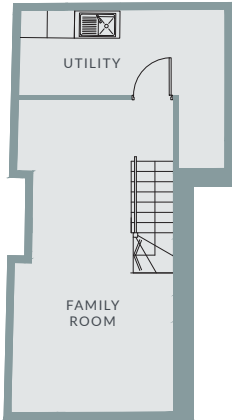
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newhomes.north@carterjonas.co.uk

HUDSON
MOODY

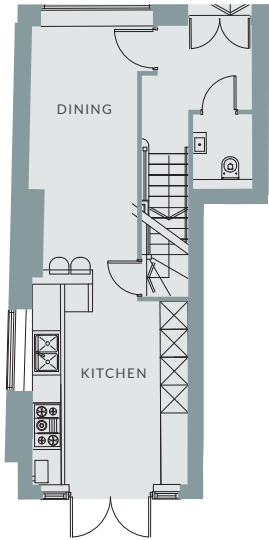
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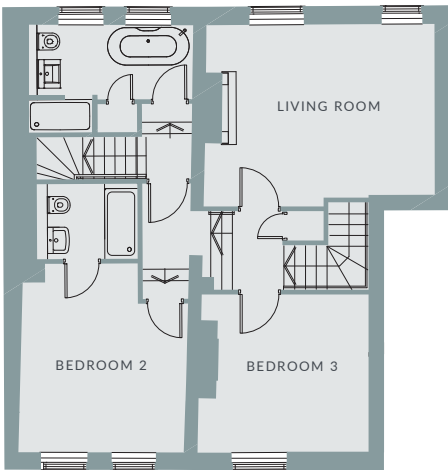
Plot 7 Accommodation



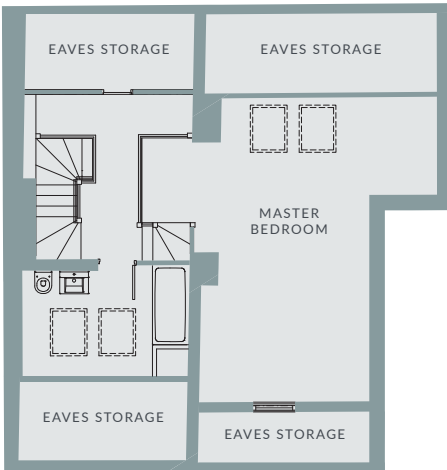
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plot 7 forms part of the conversion of the former 19th Century Inn to a 3 bedroom period style town house within the Nelson's Yard development, arranged around a private landscaped courtyard accessed via electronically controlled gates, with 2 dedicated on-site parking spaces and private patio garden area.

- Double doors give access to a fabulous breakfast kitchen with dining area and access to w/c. Stairs lead down from the kitchen to a very useful basement / utility / family room
- First floor living room with stove / log burner, 2 first floor bedrooms with ensuite and house bathroom
- Fabulous second floor master suite
- Courtyard garden and parking spaces

BASEMENT	Metric	Imperial
Utility / Family Room	8.86 x 4.51	29'1" x 14'8"
GROUND FLOOR		
Kitchen	2.33 x 5.92	7'6" x 19'4"
Dining	3.33 x 3.94	10'9" x 12'9"
FIRST FLOOR		
Living Room	4.86 x 3.64	15'9" x 11'9"
Bedroom 2	3.52 x 4.04	11'6" x 13'3"
Bedroom 3	3.65 x 3.37	12'0" x 11'1"
SECOND FLOOR		
Master Bedroom	3.59 x 6.45	11'8" x 21'2"
TOTAL AREA	160.9sqm	1,731sqft

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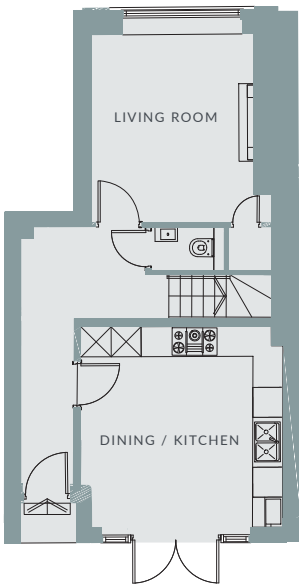
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HUDSON
MOODY

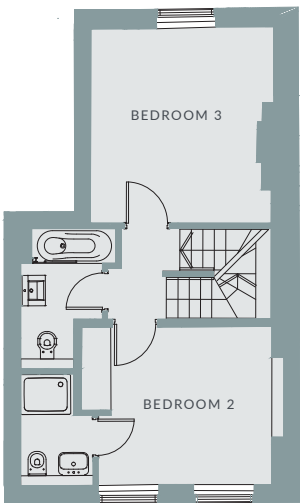
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property@hudson-moody.com

nelsonsyard.co.uk

Plot 8 Accommodation



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plot 8, forms part of the conversion of the former 19th Century Inn to a 3 bedroom period style town house within the Nelson's Yard development. Arranged around a private landscaped courtyard accessed via electronically controlled gates, with dedicated onsite parking space and private patio garden area.

- Ground floor dining kitchen with double door on to private courtyard garden, living room with feature fireplace and w/c
- Two first floor bedrooms, one with ensuite and house bathroom
- Second floor master bedroom with ensuite
- Courtyard garden and parking space

GROUND FLOOR

Kitchen / Dining	4.03 x 4.03	13'2" x 13'2"
Living Room	3.25 x 3.75	10'7" x 12'3"

FIRST FLOOR

Bedroom 2	3.47 x 3.18	11'4" x 13'3"
Bedroom 3	3.66 x 3.88	12'0" x 10'4"

SECOND FLOOR

Master Bedroom	4.73 x 4.04	15'5" x 13'3"
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TOTAL AREA	106sqm	1,141sqft
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Carter Jonas

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MOODY

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