



# 10 ST MARYS

LUXURIOUS LIVING IN THE HEART OF YORK

## **Access Statement for 10 St Marys**

### **Introduction**

10 St Marys was built in the mid-Victorian era, with the street being named after St Marys Abbey, a Benedictine Abbey founded in 1088 and once the richest Abbey in the North of England. The ruins still remain and can be found a short walk away in the Museum Gardens. The property is located in York city centre, a short walk from York Minster and various restaurants and attractions. 10 St Marys has 4 floors, 3 Bedrooms and an outdoor patio area.

It is with regret that due to the layout of the property 10 St Marys is not suitable for disabled guests. The building and all floors are accessed via stairs making access for those with mobility difficulties challenging.

### **Pre-arrival**

- Full information and the location of 10 St Marys is available on the website at <http://www.10stmarys.co.uk>
- Booking/Enquiries can be made via the 10 St Marys website.
- The nearest bus stop is approximately 300 yards away
- The nearest train station is York Station, 0.5 miles away.

### **Key Collection, Welcome and Car Parking**

- There is on-site parking for 2 cars at the rear of the property.
- There is no on street parking
- The driveway parking is approximately 3 metres from the front entrance.
- A tour of the property and the handover of the keys will be completed by a representative of 10 St Marys.

## **Entrance to Property**

### **Front**

- The main entrance to the property has 4 steps. The steps are all 175mm in height.
- The front door measures 780mm wide x 2000mm high

### **Rear**

- The rear gate to the property measures 960mm wide.
- There is one step down the decking which measures 230mm high.
- The rear door measures 720mm wide x 2000mm high
- The rear entrance is illuminated via floor lights in the decking and an auto-light next to the rear door.

## **Halls, Stairs, Landings, Passageways**

- The main entrance to the property opens up into an entrance hall with a hanging rail for coats and umbrellas.
- All floors are linked via a wooden staircase towards the rear of the property.
  - o Each step is 270mm high.
  - o There are two full and two half landings on the staircase
  - o There are 33 stairs in total with approx. 8 stairs to each landing.

## **Sitting room/Lounge**

- The door leading to the lounge measures 720mm wide x 2000mm high.
- The floor is hardwood flooring.
- Furniture is moveable.
- Furniture includes: One three seater sofa, a two seater sofa, an armchair and a coffee table.
- The sitting height of the furniture measures 500mm high.

## **Dining Area**

- The dining room is open plan with the lounge and kitchen.
- The floor is hardwood flooring.
- The dining table is solid oak and measures 785mm H, 2100mm L and 1010mm W
- The dining table has 6 chairs.
- Chairs are moveable with no arms rests.
- The walking space between the dining table and kitchen worktop at its narrowest point measures 760mm W. The walking space between the dining table and the mirrored wall at its narrowest point measures 500mm

## **Kitchen**

- The kitchen surface measures 920mm high.
- Raised fan assisted oven and combi microwave oven measuring 1200mm and 1550mm high respectively.
- An electric 4 head induction hob
- Front loading dishwasher and washer dryer.
- Wine cooler adjacent to the oven
- Coffee machine, toaster and kettle and bread bin on work surface
- Smoke alarms fitted
- The floor is hardwood flooring
- Mirror hung on wall

## **Bedrooms**

- **Master Bedroom**
  - o Door measures 720mm in width.
  - o King size bed
  - o 2 bedside drawers
  - o The walk in wardrobe door measures 720mm wide. The clothing rail measures 2100mm in height.
  - o 2 seater settee
  - o Wooden flooring
- **Bedroom 2**
  - o Door measures 720mm in width
  - o King size bed
  - o Bedside dressing table and chest of drawers
  - o Double door built-in wardrobe. The clothing rail measures 1900mm in height.
  - o Carpeted floors
- **Bedroom 3**
  - o Door measures 720mm in width
  - o King size bed
  - o 2 bedside tables
  - o 2 built-in wardrobes. The clothing rail measures 1900mm in height.
  - o Carpeted floors

## **Bathrooms, Shower rooms and Toilets**

- **Basement Floor – Shower Room**
  - o Door width measures 540mm.
  - o Step up into the shower measures 150mm High.
  - o Shower enclosed by glass door
  - o Shower tray measures 950mm x 950mm.

- Flooring is tiled with underfloor heating
- **Basement floor – Toilet**
  - Door width measures 540mm
  - Contains a toilet and sink
  - Toilet height measures 470mm.
  - Flooring is tiled with underfloor heating
- **Master Bedroom en-suite**
  - Door to the bathroom measures 720mm in width
  - Walk in shower with a 30mm step. The entrance to the shower measures 650mm in width. The shower tray measures 1180mm long x 860mm wide
  - Deep Freestanding bath
    - The bath measures 1800mm long x 780mm wide x 670mm high.
  - The toilet measures 470mm high.
  - The sink measures 840mm high.
  - Flooring is tiled with underfloor heating
  - Illuminated Mirror hung on wall
- **Top floor bathroom**
  - Main door measures 720mm in width
  - Corner shower cubicle with outwards opening glass door. The shower tray measures 840mm x 840mm.
  - Back to wall bath.
    - The bath measures 1740mm long x 800mm wide x 530mm high.
  - Toilet and sink
  - Flooring is tiled with underfloor heating
  - Mirror hung on wall

### **Patio Area**

- The patio area can be accessed via the rear entrance. The fencing door measures 790mm wide.
- Three steps lead down to the patio from the decking, measuring 190mm, 190mm & 190mm in height.
- Garden table and chairs. The garden table measures 1500mm long x 850mm wide. The chairs have a seating height of 440mm.

### **Parking**

- There is Parking available for 2 cars at the rear of the property.
- The parking is accessed via following the road to the rear of the property.
- The Parking area is illuminated by 3 auto-lights.

## **Sauna**

- The main sauna door measures 700mm wide.
- The low level seating measures 480 high. The upper level seating measures 880mm high.

## **Games room**

- The pool table is a British standard 6ft pool table. This allows a clearance of approx. 1350mm on either side of the table.
- Four stools with a sitting height of 900mm.

## **Additional Information**

- Heating is provided by gas central heating throughout
- There is a leather bound information folder with various information about the Property and local areas
- Good mobile phone connection on all networks
- Wi-Fi access is provided
- The property is non-smoking throughout
- Domestic waste can be disposed of in the waste bin provided in the bin store
- Dogs are not permitted unless approved by the owner