



**ALMA HOUSE, ALMA TERRACE, YORK**  
£1,650,000

**Carter Jonas**



# ALMA TERRACE, YORK, YO10 4DQ

A beautifully revived 19th-century former Victorian police station, has been transformed for luxurious modern living. The property has undergone an extensive renovation, maintaining its distinctive façade while completely rebuilding the internal structure to modern standards, blending contemporary elements with original features.

With innovation at its heart, Alma House boasts smart technology and convenience, including Nu-heat underfloor heating, Cat6 cabling, a Loxone home automation system, MHRV ducting, a commercial-grade hot water system, double-glazed timber sash windows with Resstende electric blinds and curtains, and electric Velux roof-lights.

Every room exudes style and sophistication, featuring high-end Italian fixtures and fittings such as Listone Giordano wooden floors, Graniti Fiandre marble, Davide Groppi light fittings, Antonio Lupi and Ex.t bathrooms with Aquaelite SPA systems, and an Abimis commercial-grade kitchen. Unique artwork and thoughtfully positioned lighting enhance the ambiance.

Approaching 4000 square feet, the accommodation offers elegantly proportioned rooms suitable for various residential or commercial uses. Originally designed as a private-house hotel with three luxurious suites, it can easily revert to a five-bedroom family home. The ground floor includes a potential annex with separate access, ideal for multi-generational living, home-office space, or Airbnb. Externally, there is a south-facing walled courtyard, driveway parking for 2-3 vehicles, and an electric car charging point.

Additionally, a detached two-bedroom coach house (1A Carey Street) is available for purchase by separate negotiation.

Located in the Fulford area of York, Alma Terrace offers riverside walks into the city centre and access to Rowntree Park and Bishopthorpe Road via the Millennium Bridge. Fulford boasts a wide range of local amenities and is within the catchment area of Fulford School, rated outstanding by Ofsted. The location also provides easy access to the railway station, A64, and wider road network for travel further afield.

**TENURE** Freehold

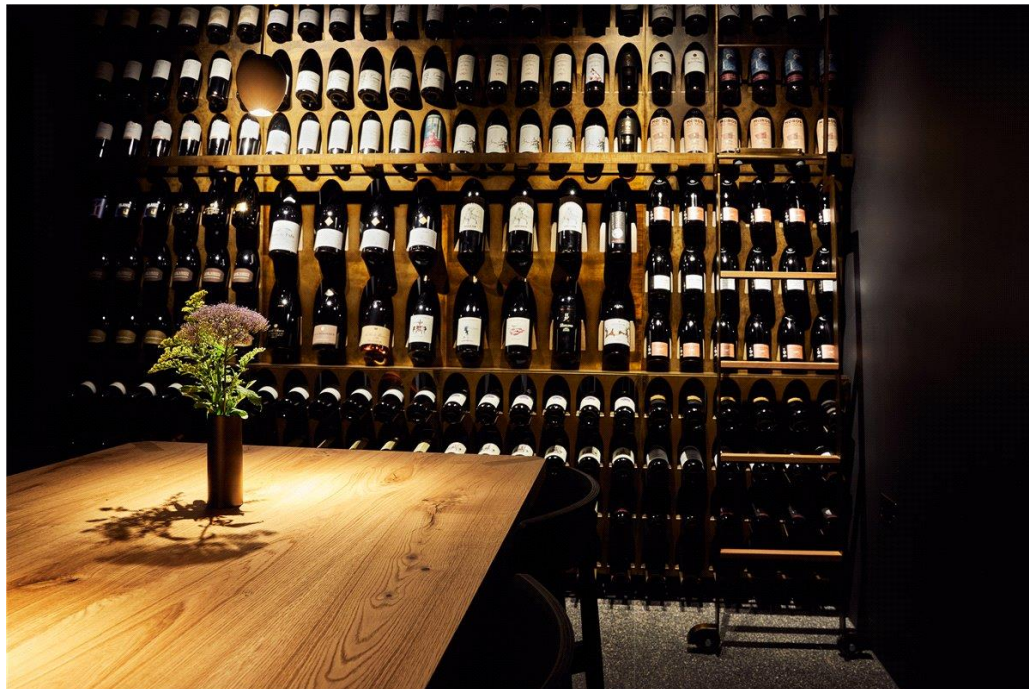
**LOCAL AUTHORITY** City of York Council

**EPC BAND** C

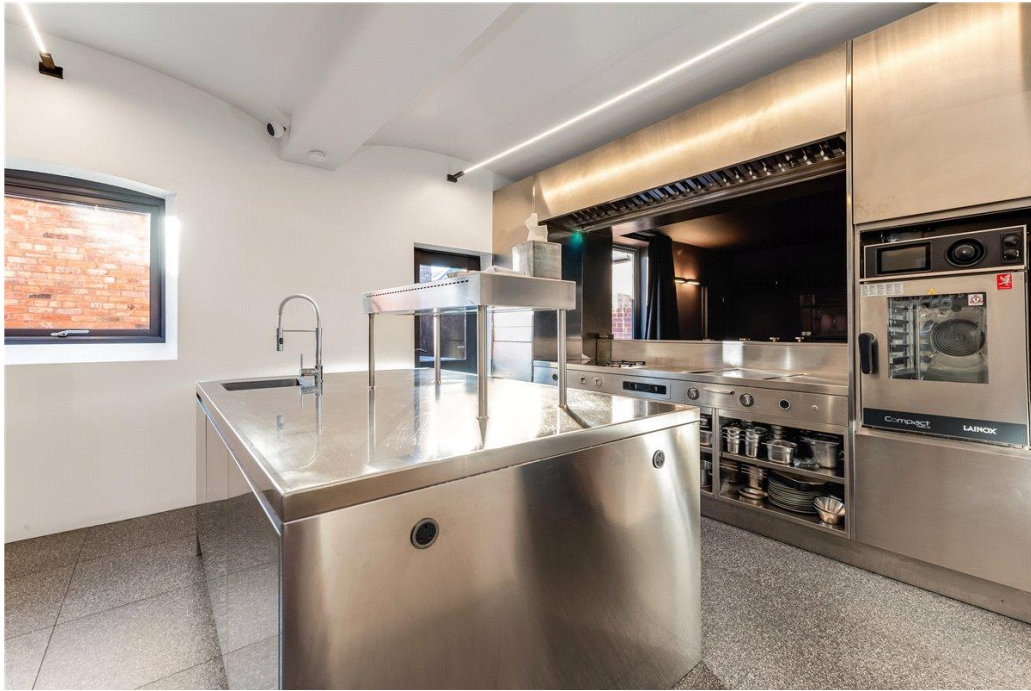
## LUXURIOUS LIVING WITHIN A DISTINCTIVE PERIOD HOUSE, A RIVERSIDE STROLL FROM YORK CITY CENTRE.











Alma Terrace  
Approximate Gross Internal Floor Area = 349.7 sq m / 3763 sq ft  
Ground Floor Area = 196.6 sq m / 2137 sq ft  
First Floor Area = 151.1 sq m / 1626 sq ft

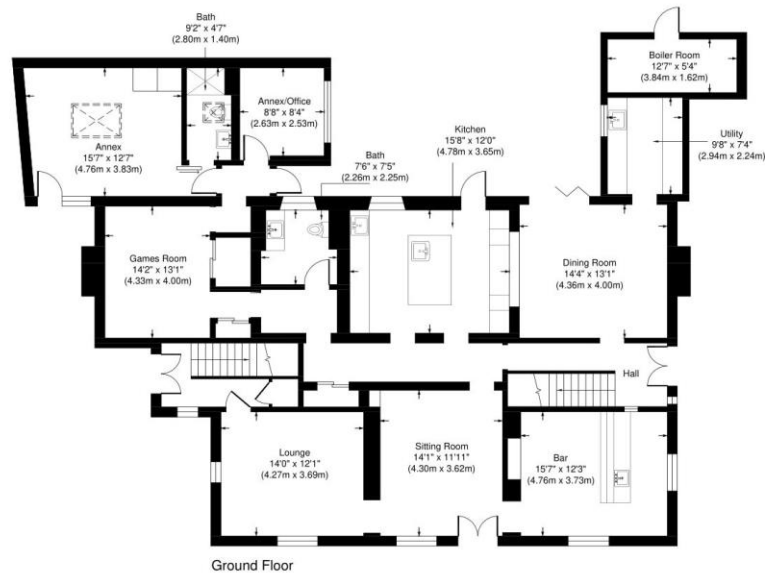
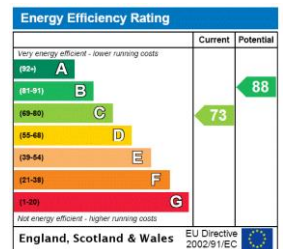


Illustration for identification purposes only, measurements are approximate, not to scale.



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Classification L2 - Business Data