



## 5 Mount Vale Gardens , York, YO24 1AL

Forming part of this exclusive development, this magnificent property is approximately four years old and benefits from the remainder of the NHBC warranty from new. Expertly constructed by Mulgrave Properties in 2020/2021, known as a leading Yorkshire Developer for their luxurious finishes and versatile layouts, this is a wonderful opportunity to live in a select development, just off Tadcaster Road.

Boasting over 2300sqft of living accommodation set over three floors this property is perfect for families and is a mere few hundred yards away is the York Racecourse, Knavesmire & York Railway Station.

**Asking Price £899,999**

# 5 Mount Vale Gardens

, York, YO24 1AL



- Desirable Location just off Tadcaster Road
- Five Bedrooms - Three with en-suites
- No Onward Chain
- Catchment area for sought-after Primary & Secondary Schools
- Garage & Driveway
- Walking Distance to City Centre & Railway Station
- South-facing Garden

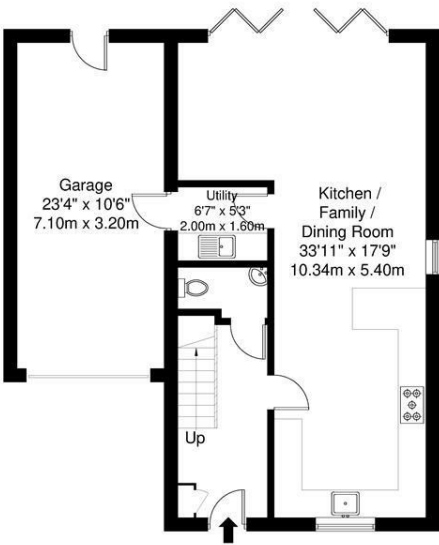


Directions



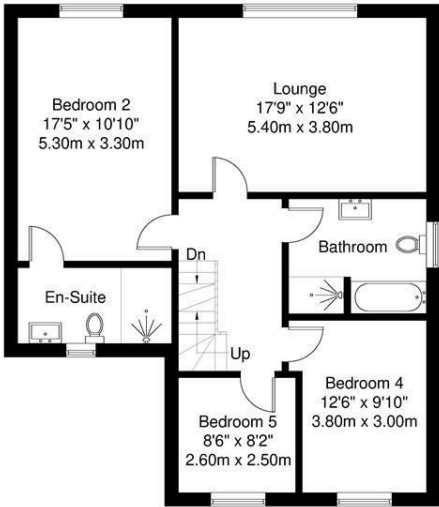
Floor Plan

5 Mount Vale Gardens

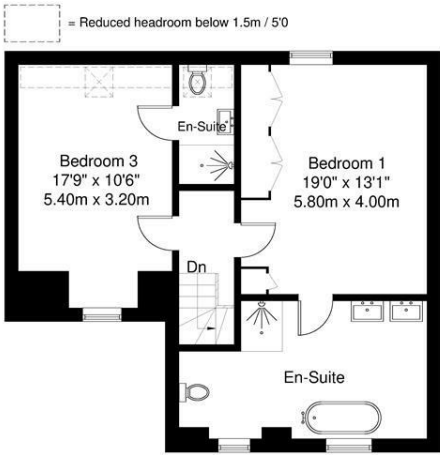


Garage  
22.7 sq m / 244 sq ft

GROUND FLOOR  
55.9 sq m / 601 sq ft



FIRST FLOOR  
80.7 sq m / 868 sq ft



SECOND FLOOR  
62.5 sq m / 672 sq ft

APPROXIMATE GROSS INTERNAL AREA = 199.1 sq m / 2141 sq ft  
GARAGE = 22.7 sq m / 244 sq ft  
TOTAL = 221.8 sq m / 2385 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	