



20A, Maple Avenue, York, YO23 2RQ

Offers over £795,000



 **PRIME**
RESIDENTIAL



20A Maple Avenue

EXPERIENCE SUSTAINABLE LUXURY IN THIS BESPOKE ECO HOME OFFERING FANTASTIC VERSATILE LIVING SPACE IN A GENEROUS PRIVATE PLOT

Stunning contemporary eco home approaching 2000 square feet of stylish lateral living accommodation featuring generous outside space in an enviable private plot. Located in popular village of Bishopthorpe, close to the city and major road networks.

Accommodation comprises:-

Entrance hall, Living/Dining Kitchen, Cinema/Snug Room, 3 Bedrooms, 2 Bathrooms, Dressing Room, Loft Room, Studio/Home Office.

Electric gates, Generous gardens, plentiful secure parking

DESCRIPTION

Located in an enviable self-contained plot within one of York's most sought after villages, this contemporary home allows for great access to the city centre, railway station and major road links. Completely unique, this bespoke property boasts style without compromise to substance, with its versatile living accommodation and contemporary finish, the property is the epitome of modern living. With impressive eco-credentials, the property has an EPC B rating with high levels of energy efficiency through the means of extensive insulation and reverse cycle heat pumps which have the ability to heat, cool or filter the air.

At the heart of the house is the main living area, a true focal point with full height ceiling and bespoke large windows making it perfect for socialising, relaxing and acts as a great central hub. Attached to the living space is the snug/cinema room which functions as a great intimate retreat. The three bedrooms have a complimentary distance between each other ensuring that everyone has their own space. The ground floor also offers two bathrooms and a dressing room. Upstairs features a generous loft room. The property benefits from underfloor heating, stylish oak flooring and triple glazed windows. Patio doors are utilised to great effect throughout the ground floor, giving a real sense of indoor/outdoor living.

Externally, the property is surrounded by green spaces which remain private due to the mature shrubbery and trees. The garden features a studio/home office building and storage solutions with an abundance of space at the front for parking, enclosed behind electric gates.

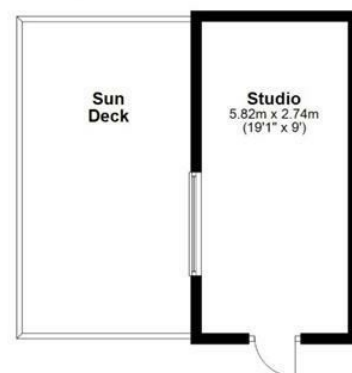
The Idyllic village of Bishopthorpe offers a range of amenities including shops, primary school and several pubs, boasting a quaint mix of peaceful community and proximity to the city-centre and road networks.

- **Bespoke contemporary house of impressive size and style**
- **Enormous sense of arrival with electric gates and rolling driveway**
- **Commodious open plan living space**
- **Comfortable snug/cinema room**
- **2 Bathrooms & dedicated dressing room**
- **Surrounded by excellent outdoor space including detached studio/home office**
- **Versatile accommodation which supports the use of 3/4 bedrooms**
- **Located in the popular village of Bishopthorpe**
- **No Onward Chain**
- **EPC B**

Freehold

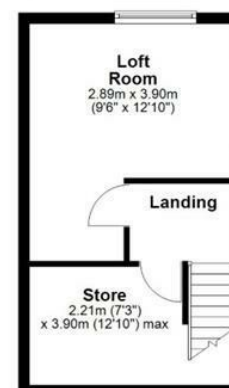


Ground Floor
Approx. 160.3 sq. metres (1725.1 sq. feet)



Total area: approx. 186.6 sq. metres (2008.5 sq. feet)

First Floor
Approx. 26.3 sq. metres (283.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG

T. 01904 202820 | E. info@prime-resi.com

WWW.PRIME-RESI.COM