



Dennison Street, York

- SUPERB SPACIOUS MODERN TOWNHOUSE
- EXCLUSIVE DEVELOPMENT
- VIEWS TO THE RIVER FOSS
- TWO ENSUITE BEDROOMS
- COUNCIL TAX BAND E

£525,000

- THREE OR FOUR BEDROOMS
- CLOSE TO CITY CENTRE
- APPROX 1600 SQ.FT OF LIVING SPACE
- PARKING AND GARAGE
- EPC RATING C

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Dennison Street, York

DESCRIPTION

*A superb family property making up part of this exclusive and attractive Reflections development at the riverside by Barratt Homes in 2010. Located close to the historic city centre and by the side of the River Foss. The modern town house boasts approximately 1600 sq. ft. of versatile and well-presented internal living space and is arranged over three floors. This is the property for those looking for spacious home in an idyllic setting yet within half a mile of flat walking to the city centre and all its history, shops, bars and restaurants.

*Benefitting from gas fired central heating and UPVC double glazing the accommodation briefly comprises; entrance hall with cloaks WC, dining room with French doors, rear terrace overlooking the river Foss, kitchen with fitted base and wall units in a 'Shaker' style finish, integral electric oven with four ring gas hob and extractor fan hood, Plumbing for dish washer and washing machine, under stairs storage cupboard, stairs to first floor galleried landing, spacious lounge with attractive polished granite fire place with living flame coal effect gas fire inset. French doors lead to balcony again with views over the river Foss, Bedroom three with fitted wardrobes, bedroom four/study with French doors to Juliet balcony, three piece house bathroom with shower over the bath. Further staircase to second floor landing leads to master bedroom one with dressing area and fitted wardrobes, ensuite four-piece bathroom with corner shower, Guest bedroom two with fitted wardrobes and ensuite three piece shower room.

*Outside are communal grounds, private driveway offers parking space and leads to integral garage, a timber gate gives access to enclosed front garden which is predominantly laid to Indian stone flags and there is a timber garden shed. To the rear is a secure gated access to the river Foss towpath, there is a private enclosed courtyard garden with brick wall and iron railings to perimeter with views to the river Foss.

*This property is offered with the convenience of no onward chain.





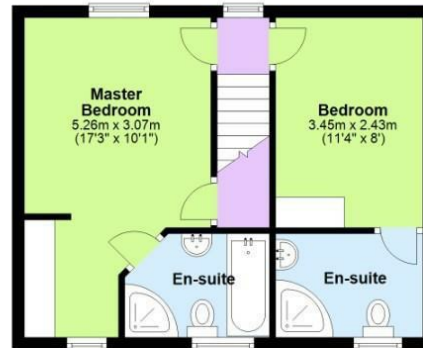
Ground Floor
Approx. 49.1 sq. metres (528.2 sq. feet)



First Floor
Approx. 67.1 sq. metres (722.2 sq. feet)



Second Floor
Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 150.7 sq. metres (1621.9 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

45 Dennison Street

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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