

HUNTERS®

HERE TO GET *you* THERE

Amber House Galmanhoe Lane, York, North Yorkshire, YO30 7DZ

Offers In Excess Of £1,500,000

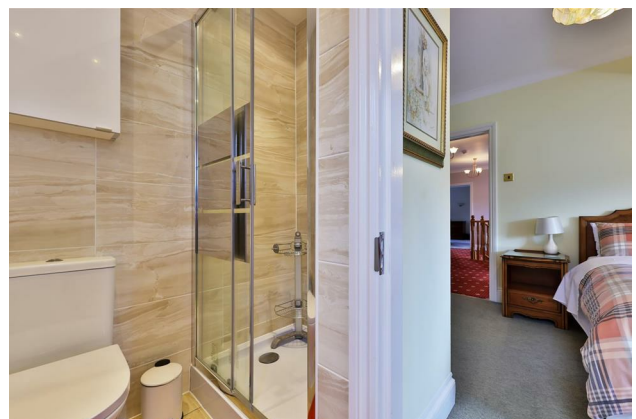
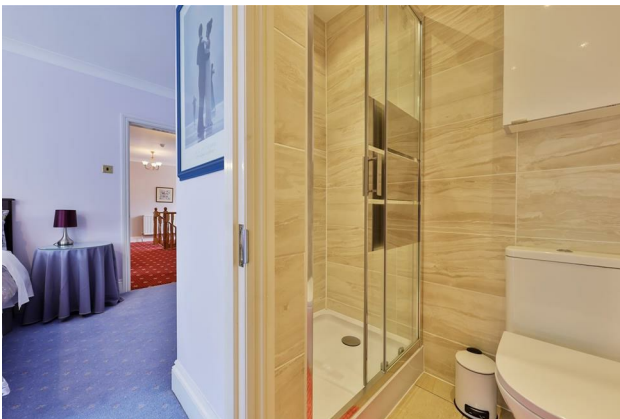
Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images

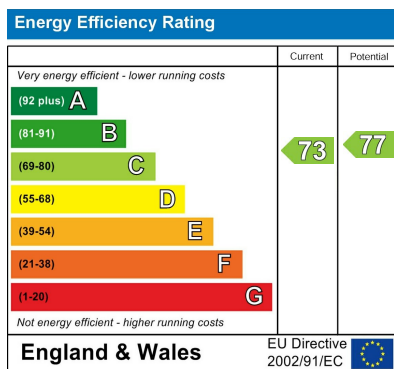


HUNTERS®

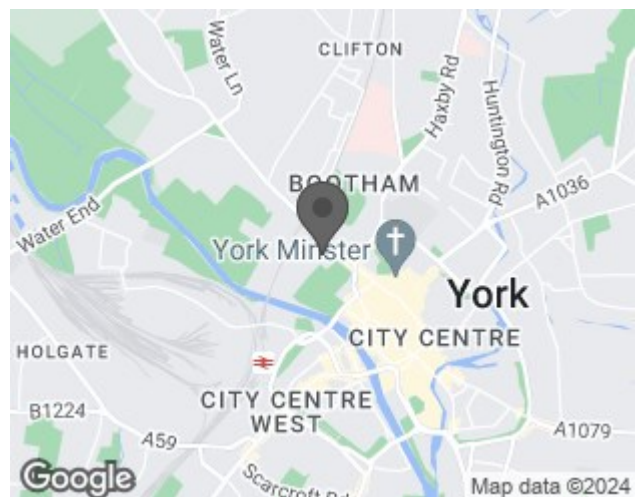
HERE TO GET *you* THERE



EPC



Map



Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 3 Tenure: Freehold

Summary

Hunters presents this unique opportunity to purchase this impressive, four-bedroom detached family home situated off Bootham in York, benefitting from a double garage, off road parking for multiple cars and a large private garden with mature borders and 360° secure gated access. The property also includes a self-contained, one bedroom apartment, perfect for separate family living or to provide additional rental income.

This home is situated just off the affluent Marygate and is within a short walk from York's historic City Walls, with a range of local amenities right on your doorstep, including convenient access to York outer ring road and Clifton Moor Retail Park. The area is highly desired and sits perfectly down the road from Bootham School and St. Peters and would suit well as a family home.

As you enter the ground floor accommodation, you are welcomed by a grand entrance hall with stairway leading to the first floor. Immediately you are presented with two generous reception rooms overlooking the rear garden, allowing generous living space with one room featuring a period style gas fireplace to draw a focal point and double doors through to the dining room. Both the living and dining room have double French doors providing access to the rear garden and allowing natural light to flood the room

This superb home also boasts a spacious kitchen/dining area with a range of fitted base and wall units and high-quality integrated appliances including: four ring electric hob with hooded extractor, double oven, two fridges and plumbing for a dishwasher.

To complete the ground floor, there is a convenient a study, utility room fitted with a condensing Worcester Bosch boiler and downstairs W.C with toilet and hand basin.

Off the gallery landing, the first-floor accommodation provides four double bedrooms, two of which are fitted with a three-piece, ensuite bathroom and the principal bedroom allowing a walk-in wardrobe and five-piece ensuite bathroom (including a whirlpool bath and separate shower which doubles up as a steam cabinet). Finally, the home offers a large, three-piece family bathroom suite.

Separately, this fabulous investment opportunity currently benefits from a self-contained, one bedroom apartment which provided an option to rent this space to make some additional income from the home. The ground floor apartment consists of an entrance hallway with a three-piece bathroom suite and fitted kitchen with integrated fridge/freezer and space for an oven and washer/dryer. Furthermore, the apartment hosts a bright and airy living room and a double bedroom.

A unique property and not one to be missed! Contact Hunters today for a viewing!

Features

- FOUR BED DETACHED FAMILY HOME • ADDITIONAL 1 BED ANNEX APARTMENT!
- DOUBLE GARAGE • LARGE PRIVATE GARDEN • CATCHMENT FOR ST PETERS AND BOOTHAM SCHOOLS • SHORT WALK TO YORK CITY CENTRE