



Galmanhoe Lane, York, North Yorkshire, YO30 7DZ

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

Offers In Excess Of £1,500,000



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DESCRIPTION

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.







TOTAL AREA: APPROX. 327.2 SQ. METRES (3521.7 SQ. FEET)
The total sqft shown can include Garages & Outbuildings. Plan produced using PlanIt.

Viewings

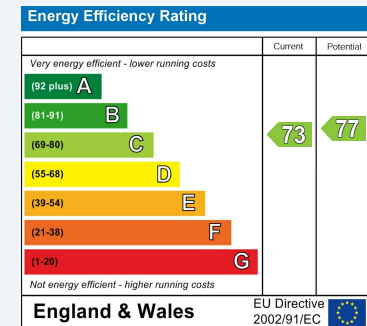
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

