



Grosvenor Park, York, YO30 6BX

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- 1530 SQ FT OF LIVING ACCOMMODATION
- ENSUITE TO MASTER BEDROOM
- EPC RATING C
- SPACIOUS 3 STOREY TOWN HOUSE
- SOUGHT AFTER LOCATION
- CONSERVATORY
- OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND E

£575,000



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DESCRIPTION

SOLD WITH NO ONWARD CHAIN

Built to a high specification by the well-regarded Crosby homes in 2002, is the spacious three double bed roomed town house with accommodation arranged over three floors and extending to over 1500 sq. ft.

Located in this very popular area just off Clifton Road with easy access to the historic city centre and all its amenities. Situated to the North of the city the owners also have easy access to Clifton, Shipton road and the York ring road. The property also benefits from a conservatory to the rear and ensuite master bedroom.

Benefiting from sealed unit and UPVG double glazing and gas fired central heating the accommodation briefly comprises, entrance hall with built in cloaks cupboard, WC, dining kitchen with fitted base and wall units in a beech, shaker style finish, integral brushed stainless steel range with five ring gas hob and matching extractor fan hood, integral dishwasher washing machine, fridge and freezer, polished granite work surfaces. French doors to conservatory with sliding patio doors to rear garden.

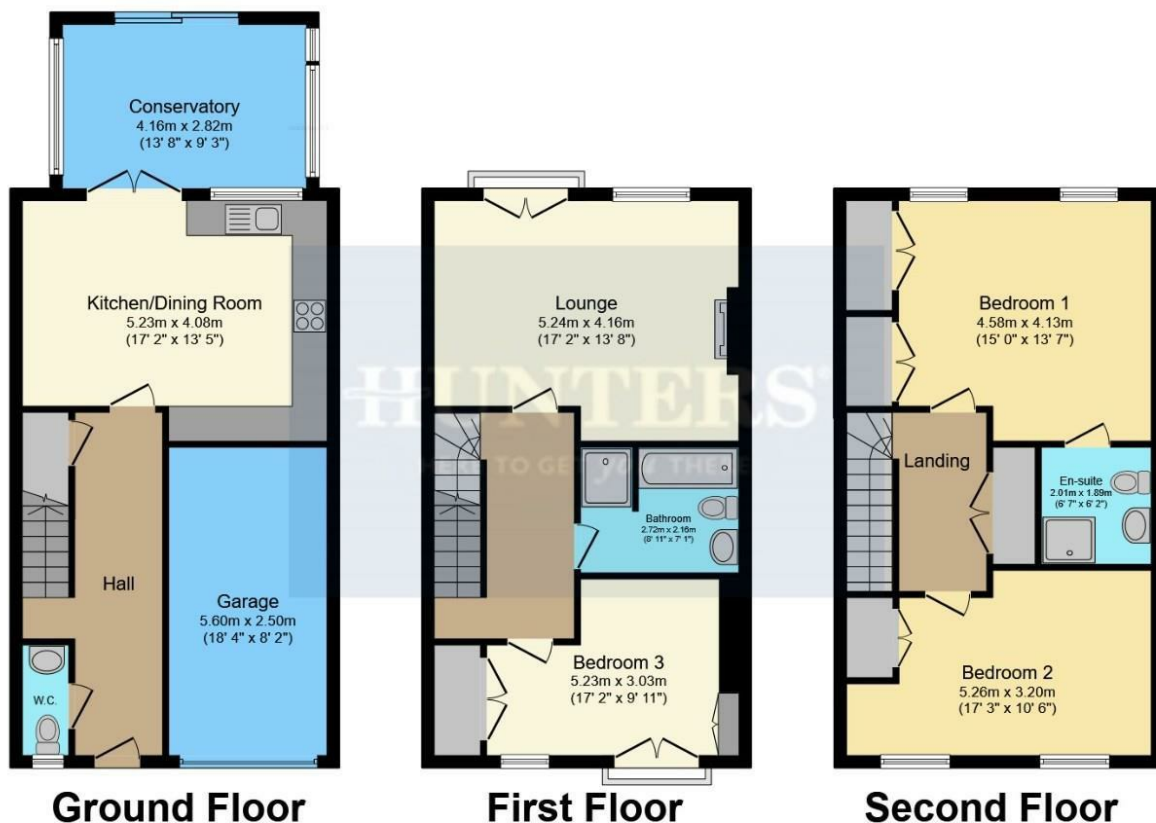
Stairs lead to the first floor galleried landing, lounge with electric fire set in attractive limestone surround, French doors to rear with Juliet balcony, bedroom three currently used as study with fitted 'Neville Johnson' be-spoke office furniture comprising, desk, base cupboards and shelving, French doors with Juliet balcony to front, four-piece house bathroom.

Further stairs to second floor galleried landing with built in linen cupboard housing gas combination boiler, bedroom one with double built in wardrobes and ensuite three-piece shower room, bedroom two with built in wardrobes. Outside is a fore court garden, block paved driveway supplying off road parking leads to a single integral garage.

To the rear is an enclosed courtyard garden with pedestrian access via timber door at the rear.







Total floor area 162.1 m² (1,745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

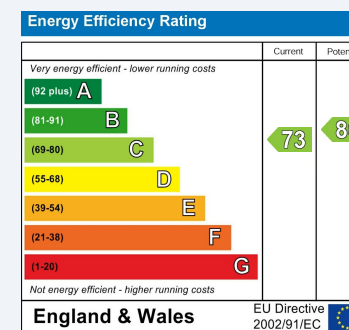
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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