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# Dennison Street, York

£475,000



A stunning four-bedroom townhouse fronting the River Foss, just half a mile from the historic City walls at Monk Bar. The opposite bank is tree-lined, creating a tranquil green haven within the city when in leaf.

On entering, you are welcomed by an entrance hallway with storage cupboards and a ground floor W.C. The ground floor is largely open-plan, combining kitchen, living and dining areas, with double doors opening onto a veranda — a delightful spot to dine outdoors while enjoying river views and local wildlife. The kitchen is fitted with a range of base and wall units, integrated appliances, and space for a free-standing range-style cooker.

The first floor offers a sitting room with a feature electric fire as a focal point, and a door leading to a generous balcony with river views. The main bedroom is also on this level, complete with fitted wardrobes and an ensuite shower room.

On the second floor are two further double bedrooms, each with fitted wardrobes, plus a fourth bedroom/home office with Juliette balcony, and a family bathroom with white suite including bath with shower over. The loft is boarded, lit, and fitted with ample shelving.

Externally, the property enjoys a gravelled garden with patio seating area and a timber shed with power. There is an allocated parking space and use of a garage on a long-term lease.

Dennison Street lies just off Huntington Road, beyond Monkgate, with a wide range of amenities close by and excellent access to the city centre.

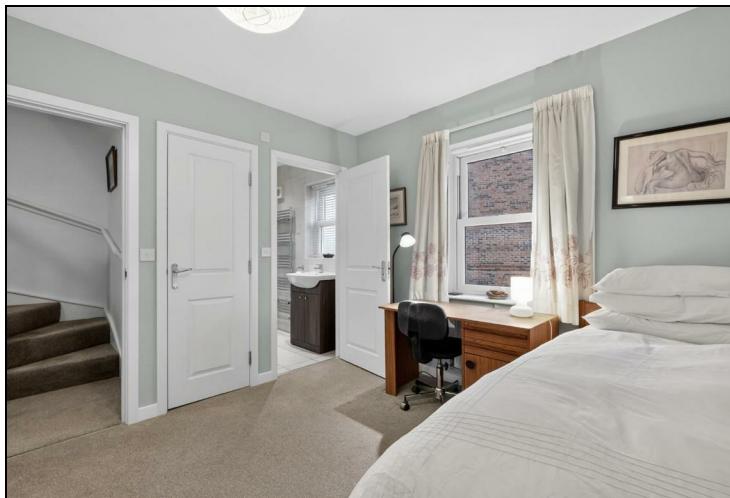
Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
york@hunters.com | www.hunters.com

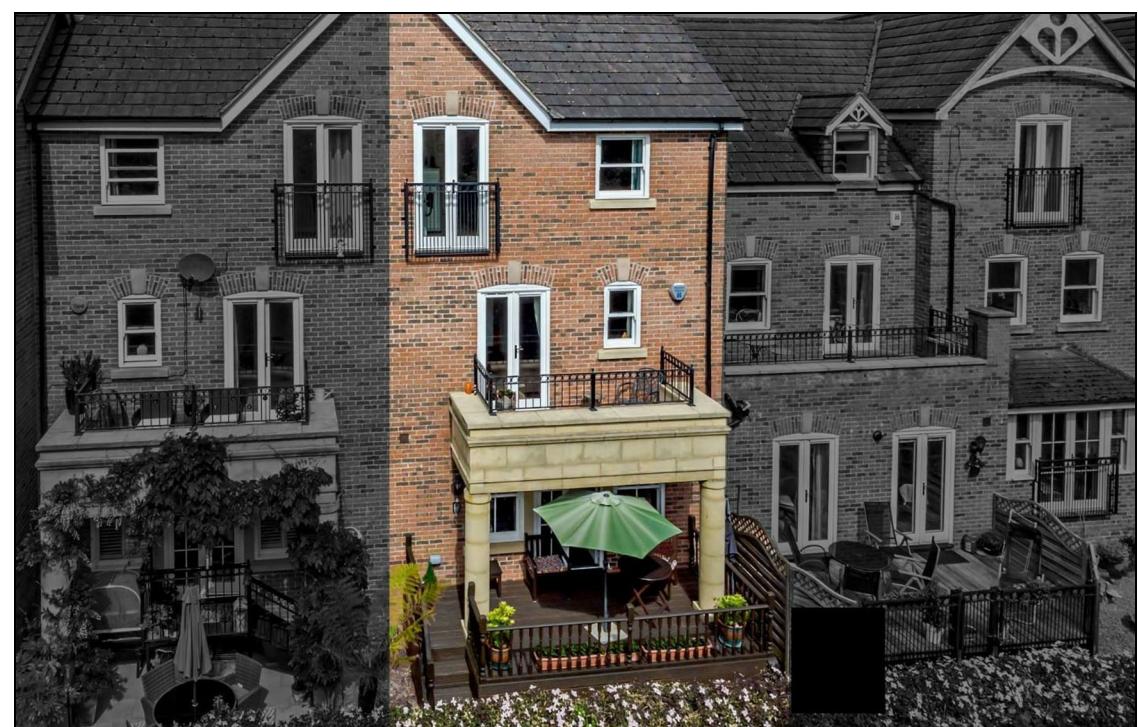
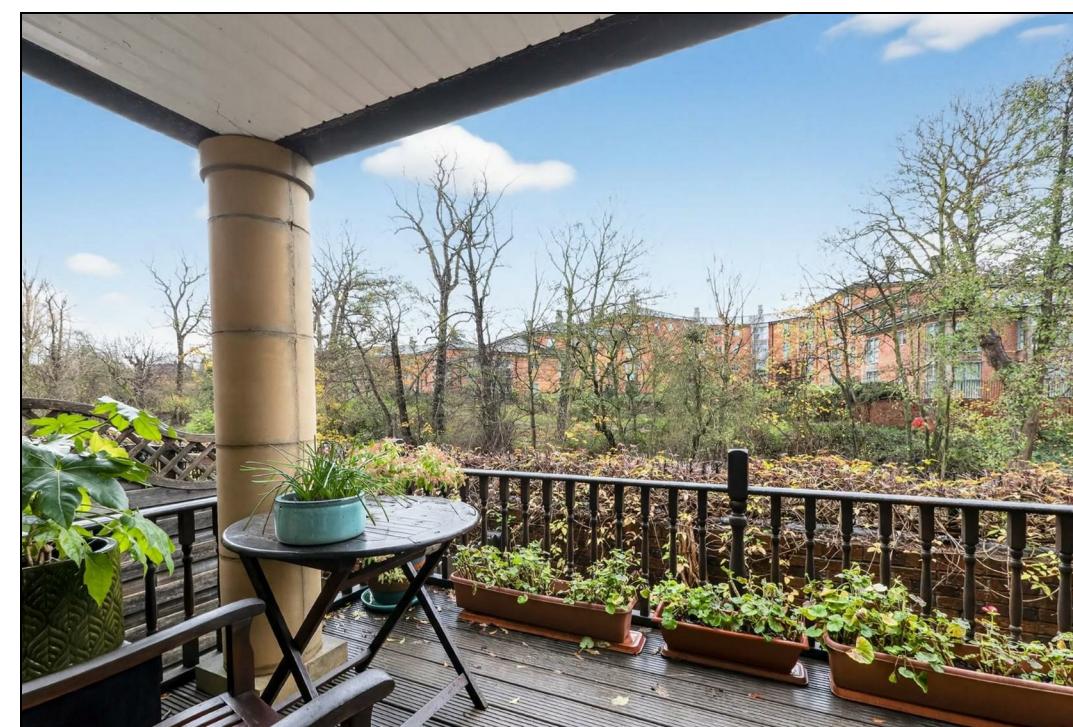
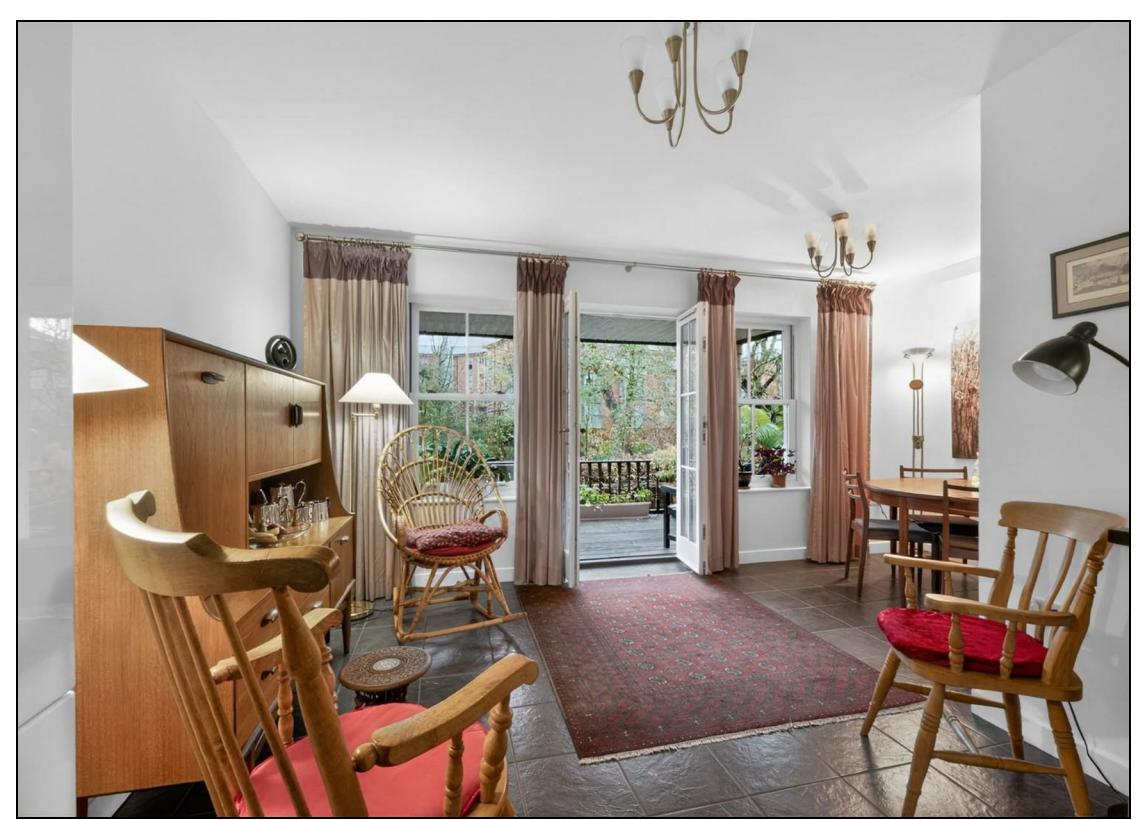


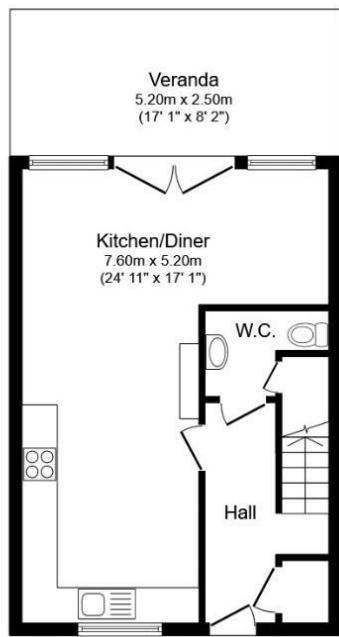
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## KEY FEATURES

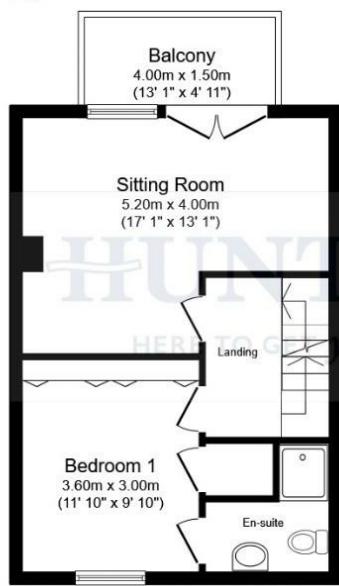
- Four Bedroom Townhouse
  - River Views
  - Balcony & Veranda
  - Parking & Garage
- Walking Distance to City Centre
  - Stylish Open-Plan Living
  - Ensuite
- Council Tax Band E



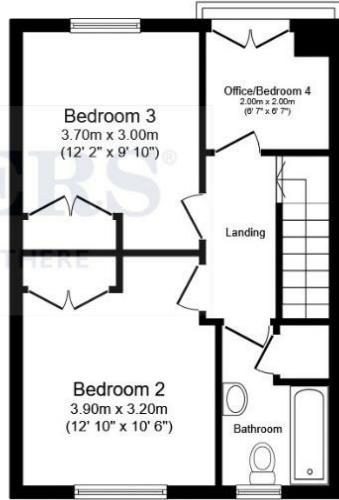




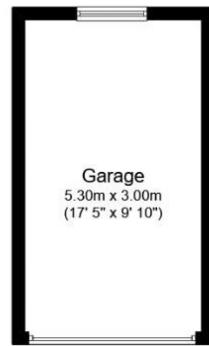
**Ground Floor**



**First Floor**



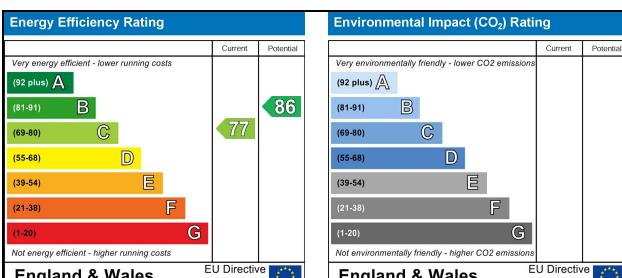
**Second Floor**



**Garage**

Total floor area 152.0 sq.m. (1,636 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](http://www.focalagent.com)



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