



**Chestnut Court Penleys Grove Street, York YO31 7RH**

**welcome to**

**Chestnut Court Penleys Grove Street, York**

A beautifully presented four-bedroom townhouse arranged over three impressive storeys, perfectly positioned just a short stroll from York's vibrant city centre.



**Lounge**

16' 5" x 11' 6" ( 5.00m x 3.51m )

**Kitchen/ Diner**

23' 7" x 9' 10" ( 7.19m x 3.00m )

**W.C****Bedroom One**

16' 5" x 11' 6" ( 5.00m x 3.51m )

**En Suite**

9' 10" x 4' 11" ( 3.00m x 1.50m )

**Bedroom Two**

10' 10" x 9' 10" ( 3.30m x 3.00m )

**Utility**

6' 4" x 5' 7" ( 1.93m x 1.70m )

**Bedroom Three**

16' 5" x 11' 6" ( 5.00m x 3.51m )

**En Suite**

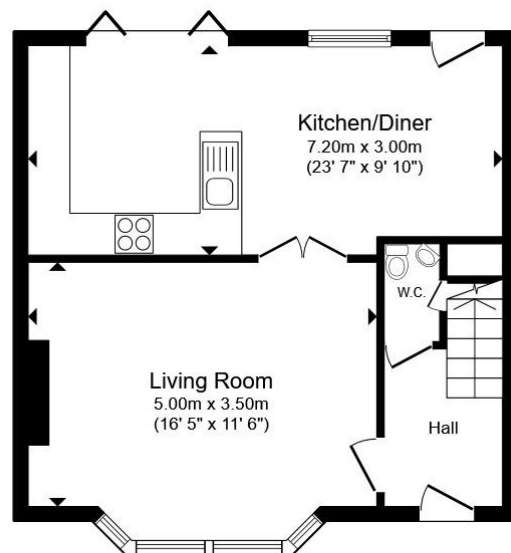
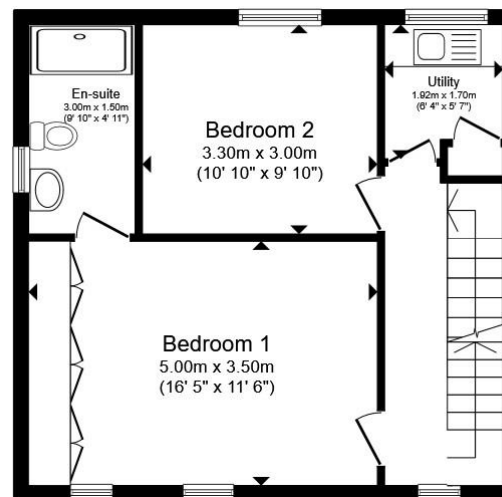
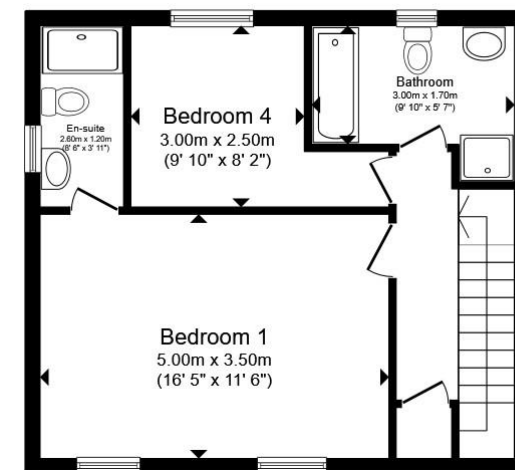
8' 6" x 3' 11" ( 2.59m x 1.19m )

**Bedroom Four**

9' 10" x 8' 2" ( 3.00m x 2.49m )

**Bathroom**

9' 10" x 5' 7" ( 3.00m x 1.70m )

**Ground Floor****First Floor****Second Floor**Total floor area 133.2 m<sup>2</sup> (1,434 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.propertybox.io](http://www.propertybox.io)



welcome to

## Chestnut Court Penleys Grove Street, York

- GUIDE PRICE £600,000 - £625,000
- A SUPERB FOUR BEDROOM TOWN HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT, FINISHED TO A HIGH STANDARD
- WITHIN SHORT WALKING DISTANCE TO THE HISTORIC CITY CENTRE
- TWO PRIMARY BEDROOMS WITH EN SUITES

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

guide price

**£600.000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YOR109705](https://www.williamhbrown.co.uk/Property/YOR109705)



Property Ref:  
YOR109705 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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