







Garth View Murton Garth Murton  
York, YO19 5UL  
Offers Over £575,000

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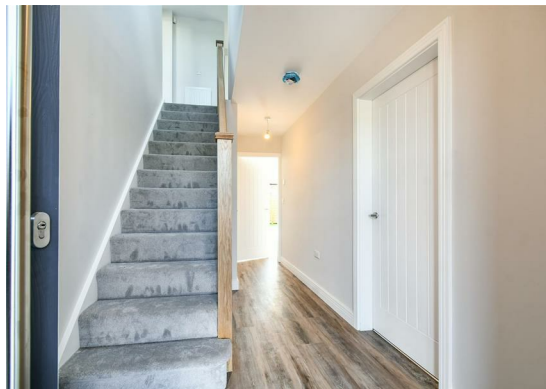


A STUNNING NEW BUILD 4 BEDROOM DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER VILLAGE CLOSE TO YORK, the University and easy access to the A64. This property is built to a high standard with quality internal fittings, is highly insulated and benefits from air source central heating to make into an enviro-friendly family home and underfloor heating throughout. The bright and spacious living accommodation comprises entrance hall, cloaks/w.c, sitting room, fabulous large open plan living kitchen with bi-fold doors to garden, providing living and dining area and high quality breakfast kitchen with integrated appliances, landing, master bedroom with en suite shower room/w.c., guest bedroom with en suite, 2 further double sized bedrooms and a family bathroom/w.c with separate walk in shower. To the outside is a front garden with driveway, electric charging point and integral brick garage whilst to the rear is a private lawned garden. Part Exchange considered.



### Notes

This property comes with a 10 year new build warranty. There are TV points to living areas and bedrooms along with USB's. A fibre cable is already linked to the front room ready for linking to preferred broadband company. Security alarm system installed. The heating is an air source system with underfloor heating to the ground floor, coupled with large amounts of insulation within the build makes this an energy efficient family home.



### Entrance Porch

### Entrance Hall

### Cloaks/WC

### Lounge

### Living/Dining Kitchen

### Utility Room







**First Floor Landing**

**Bedroom 1**

**En-Suite**

**Bedroom 2**

**En-Suite**

**Bedroom 3**

**Bedroom 4**

**Bathroom**

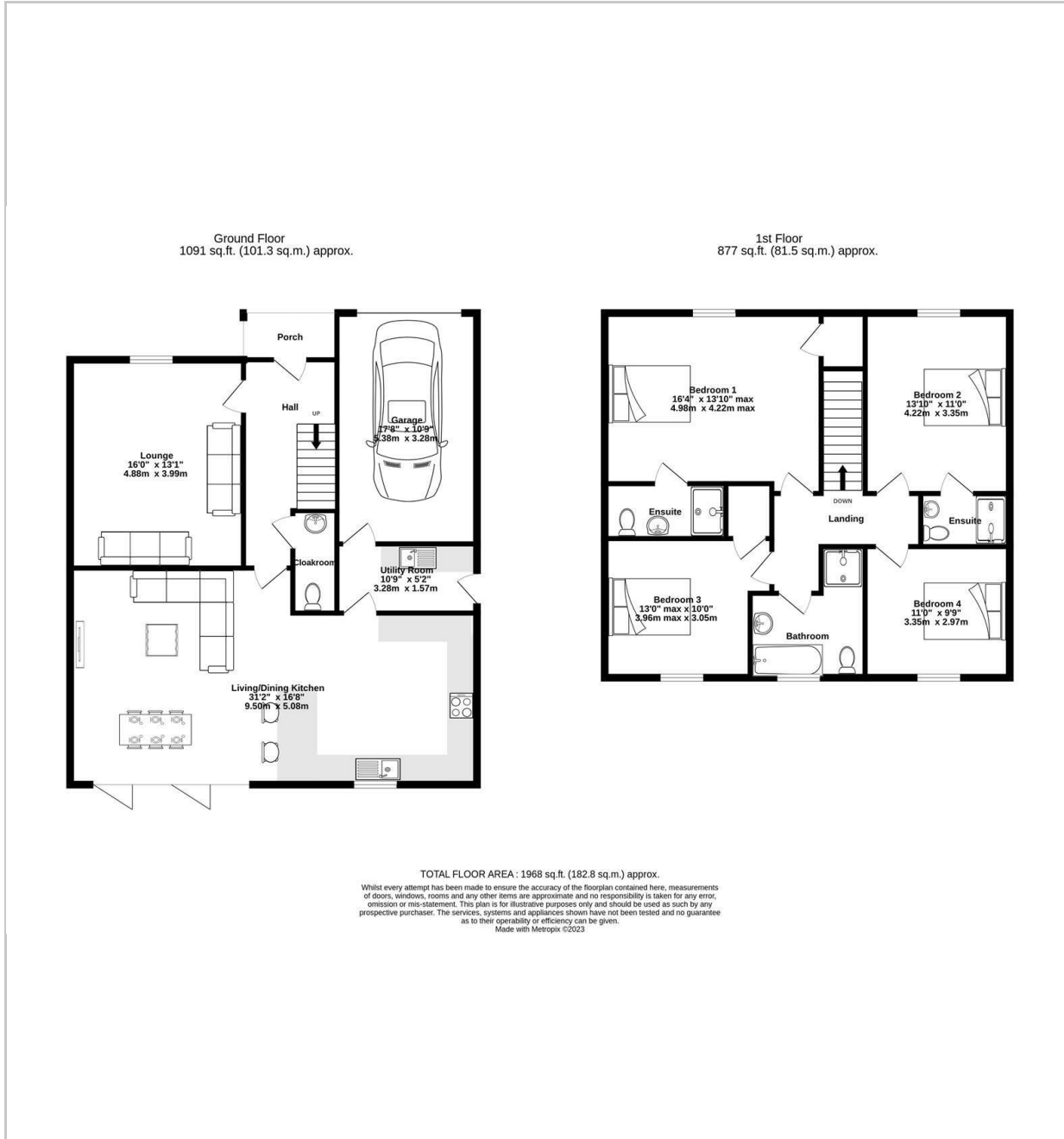
**Integral Garage**

**Private Rear Garden**

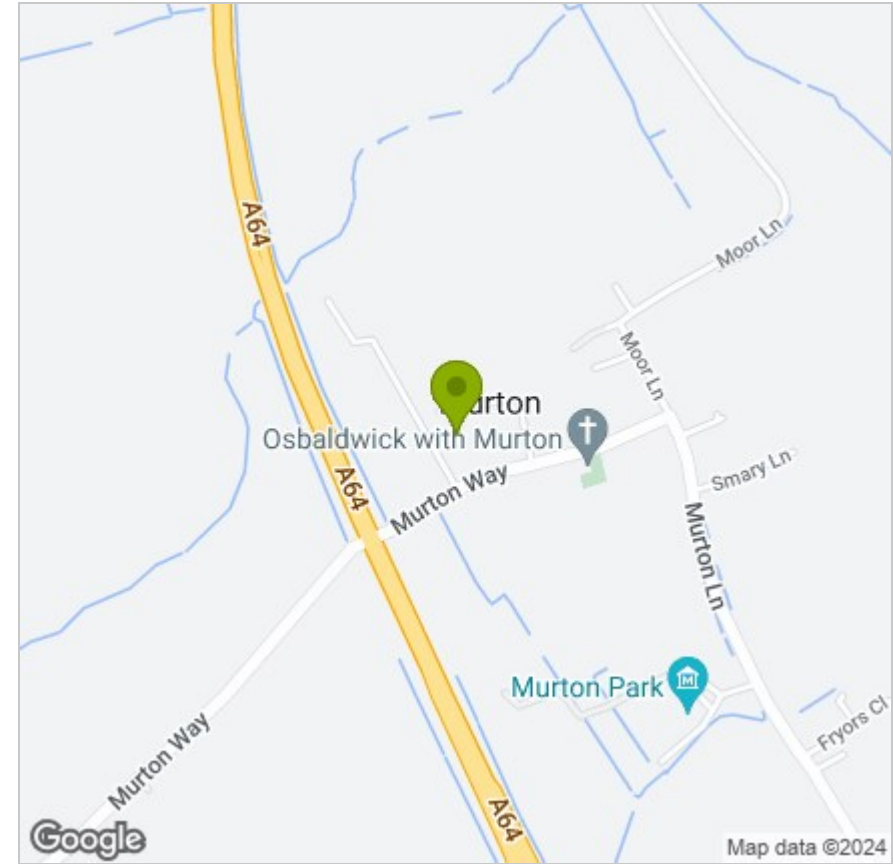




## FLOOR PLAN



## LOCATION



## EPC

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