



12 Park Grove  
York, YO31 8LG  
Guide Price £800,000

FOR SALE  
Churchills  
01904 646611  
churchillsestateagents.co.uk

AN ELEGANT AND SUBSTANTIAL FIVE BEDROOM TOWN HOUSE WITH QUALITY AND CHARM THROUGHOUT. Located on this delightful and desirable street of Park Grove with convenient access into York's historic city centre and its many amenities as well as being served by popular local schools and shops. Offered for sale with NO ONWARD CHAIN this truly exceptional property comprises entrance hallway, large lounge with bay window and fitted shutters, sitting room, kitchen with shaker style units and opening to a full width dining room, utility room, cloaks/WC, first floor landing, three bedrooms and luxurious four piece bathroom, second floor landing, two further double bedrooms and an additional three piece bathroom. To the outside is a pretty front forecourt and a secluded rear courtyard with storage areas and gate to service alleyway. An internal viewing of this terrific house is strongly recommended

**Entrance Hall**

Entrance door, corning, dado rail, column radiator, under stairs cupboard and storage, power points, stairs to first floor with carpet runner. Tiled flooring.

**Lounge**

Slide sash bay window with shutters to front, corning, ceiling rose, picture rail, two column radiators, period fireplace, power points. Exposed timber floorboards.

**Sitting Room**

Coving, ceiling rose, picture rail, column radiator, period fireplace, TV point, power points. Exposed timber floorboards.

**Kitchen**

Shaker style kitchen with wood worktops, inset Belfast sink with mixer tap, duel fuel range cooker, space for appliances, fridge, larder cupboard, column radiator, power points. Wooden flooring.

**Dining Room**

Wood framed bi-folding doors to courtyard, four velux's and further window to rear, column radiator, TV point, power points. Wooden flooring.

**Utility Room**

Slide sash window to side, plumbing for washing machine, space for appliances, power points, Stone flooring.

**Cloaks/WC**

Velux window, low level WC, Butler sink with mixer tap. Stone flooring.

**First Floor Landing**

Stairs to second floor with carpet runner. Carpet.





### **Bedroom 1**

Slide sash window to front, coving, ceiling rose, walk-in wardrobe, storage cupboard, period fireplace, column radiator, power points. Exposed timber floorboards.

### **Bedroom 2**

Slide sash window to rear, coving, picture rail, storage cupboard, period fireplace, column radiator, power points. Carpet.

### **Bedroom 5/Study**

Slide sash window to front, picture rail, single panelled radiator, power points. Exposed timber floorboards.

### **Bathroom**

Two slide sash windows to rear, central freestanding bath with mixer tap, walk-in shower cubicle, vanity unit housing sink, WC, period fireplace, towel rail/radiator, extractor fan. Tiled flooring.

### **Second Floor Landing**

Velux. Exposed timber floorboards.

### **Bedroom 3**

Window to front, period fireplace, column radiator, power points. Exposed timber floorboards.

### **Bedroom 4**

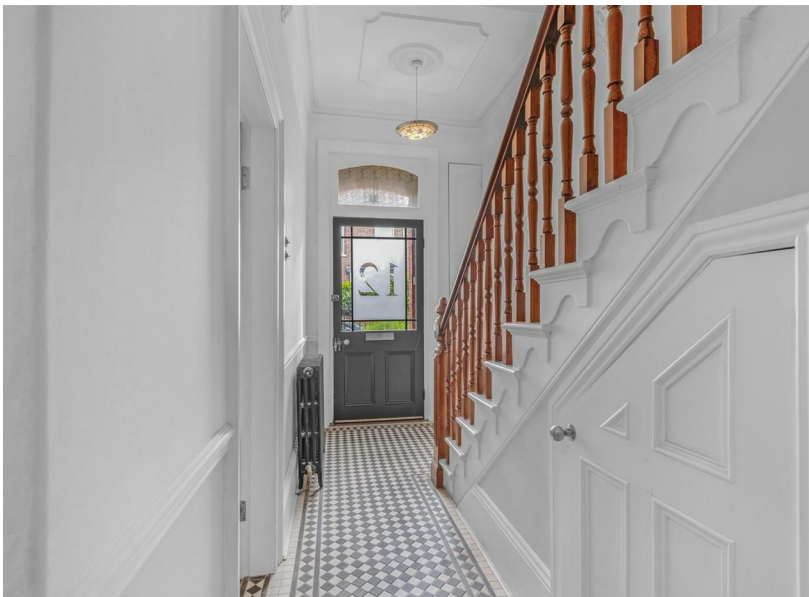
Slide sash window and velux to rear, period fireplace, column radiator, power points. Exposed timber floorboards.

### **Bathroom**

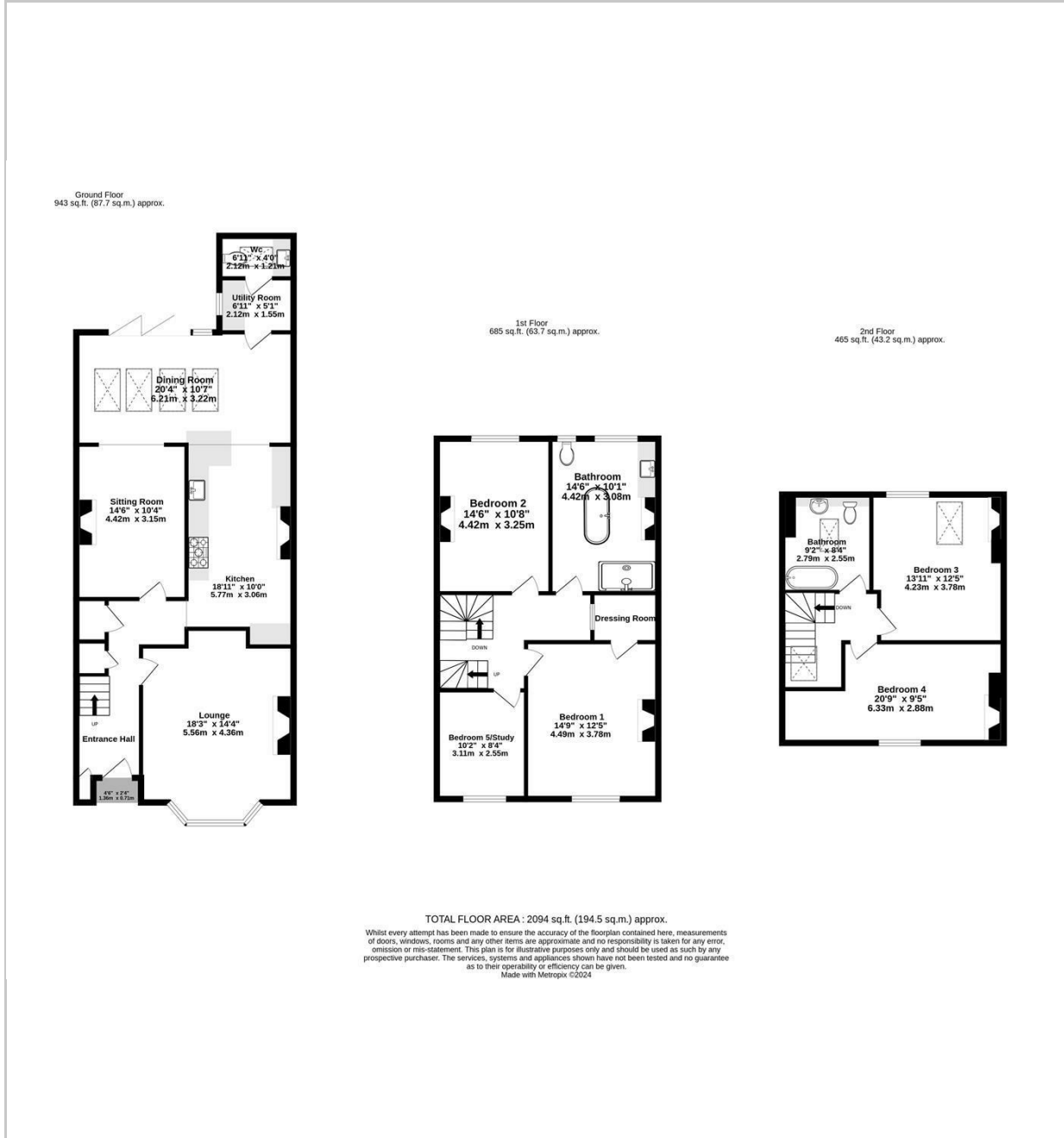
Velux to rear, corner roll top bath with mixer shower over, wash hand basin, low level WC, towel rail/radiator. Exposed timber floorboards.

### **Outside**

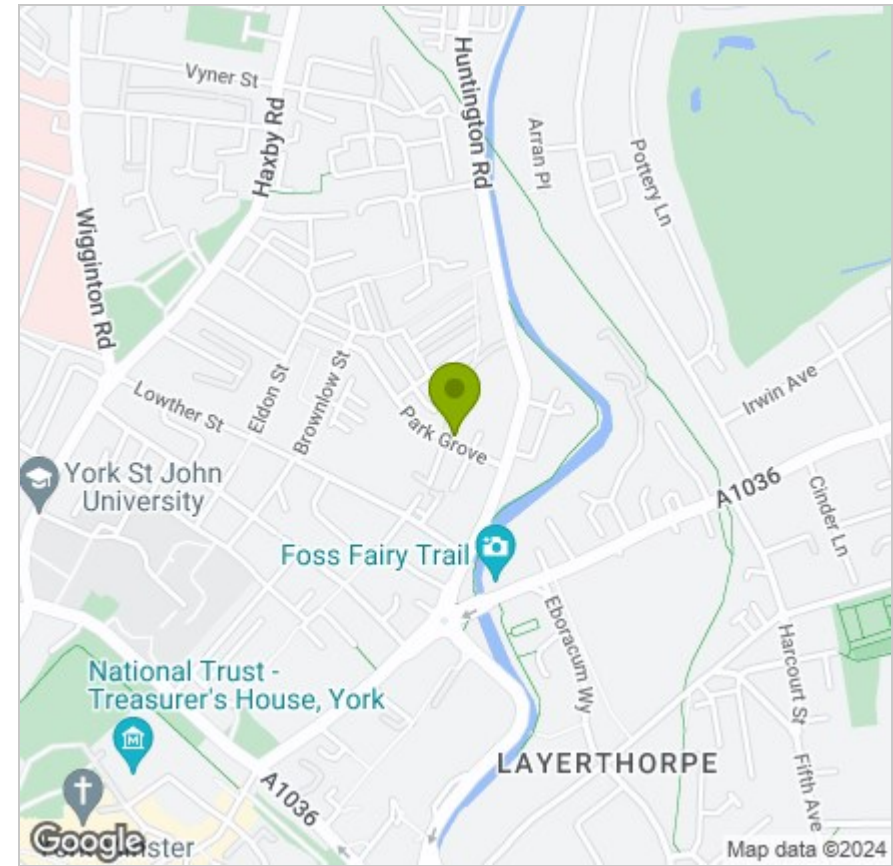
Front forecourt with brick boundary wall and railings. Rear walled courtyard with timber storage area, brick store, paved areas and artificial turf, gate to service alleyway.



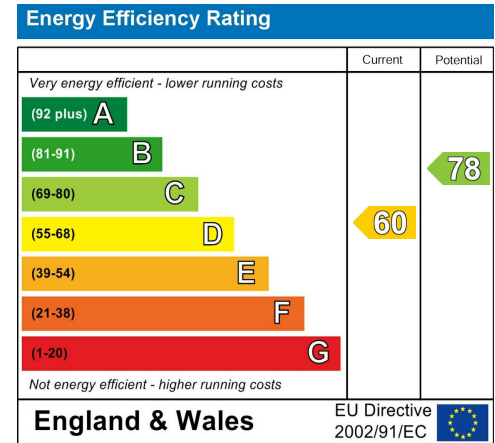
# FLOOR PLAN



# LOCATION



## EPC



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