

A FABULOUS THREE STOREY THREE BEDROOM TOWN HOUSE WITH GARAGE, PARKING, COURTYARD **GARDEN FORMING PART OF THIS** EXECUTIVE RIVERSIDE DEVELOPMENT. Located within this guiet location just off Blue Bridge Lane benefitting from riverside walks, plenty of local shops, cafes and amenities as well as a very short stroll to York's historic city centre. The property has been maintained to a high standard throughout providing bright and spacious living accommodation comprising entrance hall, cloaks/WC, dining kitchen with quality fitted units and French doors to the lovely south facing courtyard, first floor landing, spacious lounge with oak flooring, bedroom 3, family bathroom and a second floor with 2 further bedrooms including a master bedroom with en-suite. To the outside is a front driveway providing off street parking for several vehicles and electric car charging plus an integral garage with laundry/utility space and a south facing rear courtyard garden with an electric canopy. AN INTERNAL VIEWING OF THIS SUPERB CENTRAL HOME IS STRONGLY RECOMMENDED.

Entrance Hall

Integral Garage

18'0 x 8'2 (5.49m x 2.49m) Including Laundry/Utility

Cloaks/WC

Dining Kitchen

14'4 x 14'0 (4.37m x 4.27m)

First Floor Landing

Lounge

14'4 x 12'2 (4.37m x 3.71m)

Bathroom

Bedroom 3

11'4 x 8'2 (3.45m x 2.49m)

Second Floor Landing















Master Bedroom 14'4 x 12'2 (4.37m x 3.71m)

En-Suite

Bedroom 2 12'3 x 11'2 (3.73m x 3.40m)

Rear Courtyard Garden





LOCATION FLOOR PLAN York Castle Museum @ Jower St Piccadilly Hope 5 A1036 Ground Floor 440 sq.ft. (40.9 sq.m.) approx. 1st Floor 415 sq.ft. (38.6 sq.m.) approx. 2nd Floor 415 sq.ft. (38.5 sq.m.) approx. Kent St Heslington Rd A1036 Garage 18'0" x 8'2" 5.49m x 2.50n Bedroom 3 11'4" x 8'2" 3.45m x 2.50m Bedroom 2 12'3" x 11'2" 3.72m x 3.40m Bishopthorpe Rd Rowntree Park Master Bedroom 14'4" inc wardrode x 12'2" 4.37m inc wardrode x 3.70m Dining Kitchen 14'4" x 14'0" 4.37m x 4.27m Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 86 TOTAL FLOOR AREA: 1270 sq.ft. (117.9 sq.m.) approx. ry attempt has been made to ensure the accuracy of the floorigan contained here, measurements windows, comis and any other terms are approximate and no responsibility is taken for any error, command to the purpose of the properties of the prope 75 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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