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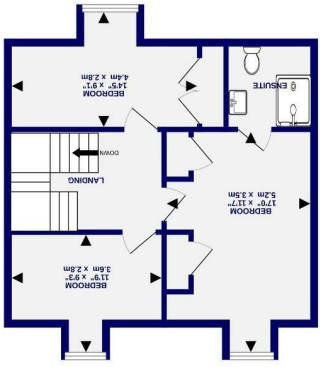
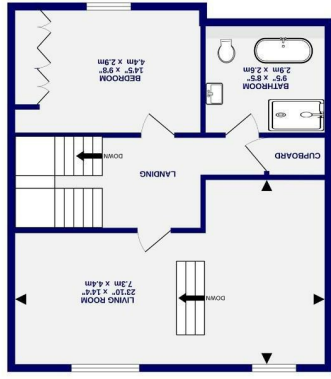
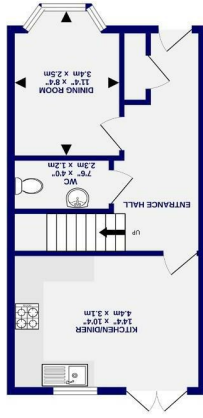
- EPC C
- Study/ 5th Bedroom
- Four Double Bedrooms
- A Short Walk From York City Centre and St Peters School
- Modern Construction
- Over 1500 SQFT OF Living Space
- Garage & Off Street Parking
- Mid Town House

Freehold  
Council Tax Band - F

# Grosvenor Park Off Bootham, York YO30 6BX

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and dimensions, it is intended to give an approximate idea of the overall dimensions and proportions. It is intended to be used as a guide only and is not intended to be used as a contract. The floor area and measurements are taken for any error, omission or mis-statement. There is no liability for any error, omission or mis-statement. The floor area and measurements are taken for any error, omission or mis-statement. There is no liability for any error, omission or mis-statement.

TOTAL FLOOR AREA: 1543 sq. ft. (143.3 sq. m.) approx.



Grosvenor Park  
Off Bootham, York  
YO30 6BX

£600,000



Nestled in the vibrant heart of York, a stone's throw from the enchanting medieval alleyways of The Shambles and the distinguished St Peter's School, this exceptional Crosby Homes townhouse unfolds across three meticulously designed floors. It stands as a beacon of spacious and sophisticated living, perfectly suited for families in pursuit of both comfort and convenience.

Set in the popular area, just off Bootham Crescent, within a distinct triangle of unique homes, this residence enjoys a privileged position that offers both seclusion and swift access to the city's bustling centre. Its inviting exterior, characterized by classic redbrick and thoughtful landscaping, hints at the elegant and functional interior spaces that lie within.

The entrance sets the stage with its high ceilings and the warm embrace of Amtico flooring, leading into a multi-functional room bathed in light, adaptable for use as a home office, snug lounge, or additional bedroom, depending on your family's needs. The heart of the ground floor is undoubtedly the kitchen-diner, where granite worktops and high-specification appliances meet to inspire culinary creativity. Beyond, French doors open to a serene garden space, offering a secluded spot for outdoor enjoyment and entertaining. The ground floor is completed by a large downstairs W.C

To the upstairs, the four double bedrooms are generously sized, offering sanctuary and ample storage, while the family bathroom and main bedroom ensuite mirror the home's overall aesthetic with their sleek, contemporary finishes.

Externally the property benefits from front and rear gardens, as well as a dedicated parking space and a single garage with power and an electric door.

A rare find in a sought-after location, this property invites you to discover the perfect blend of city vibrancy and tranquil domestic bliss.

Annual Maintenance Charge to cover communal areas: £537

Council Tax Band- F

