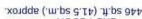


property on behalf of the vendor.

- Freehold  
Council Tax Band - E

Y030\6-BIX



**TOTAL FLOOR AREA : 1337 sq ft (124.3 sq m) approx.**

Made with Metropix ©2025



Grosvenor Park  
Off Burton Stone Lane, York  
YO30 6BX

Guide Price £500,000

 3  2

Set just off Bootham in one of York's most sought-after residential areas, this beautifully presented three-bedroom end townhouse with an additional study offers generous and versatile living space arranged over three floors. Just a short walk from the heart of the city, York District Hospital, and the train station, this property enjoys a prime position close to award-winning restaurants, independent shops, riverside walks, and highly regarded schools, with excellent access to the ring road for those commuting further afield.

The property opens into a spacious and welcoming hallway with quality finishes throughout. Off the hall is a useful ground floor WC, cloak cupboard and a flexible additional reception room—currently used as a home office/study, but ideal as a snug or occasional fourth bedroom. To the rear, the heart of the home is a stunning kitchen diner, filled with light from French doors that open onto a well-presented, south-east facing courtyard garden. The kitchen is fitted with stylish shaker-style units, granite worktops and a wealth of integrated appliances.

The first floor hosts a bright and elegant sitting room, enhanced by decorative coving, a Juliet balcony, and an additional window which floods the space with natural light. A generous double bedroom is also located on this floor, along with the beautifully appointed house bathroom, finished to a high standard with contemporary fixtures and fittings.

Upstairs, the second floor comprises two further double bedrooms, both with built-in wardrobes. The principal bedroom benefits from an en-suite shower room with a modern finish, offering a peaceful retreat at the end of the day.

Externally, the home features a gated front forecourt, a landscaped rear garden ideal for relaxing or entertaining, and a secure gate leading to the rear of the development where the property enjoys a garage with power, eaves storage and an allocated off-street parking space.

Estate Charge: £500pa.

Council Tax Band E

