

property on behalf of the vendor.

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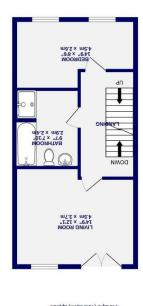
- Ebc c
- Beautifully Presented
- Centre and St Peters School
- Walking Distance Of York City
 - South East Facing Garden
 - Garage and Driveway
- Three Bedrooms and a Study
 - Modern Town House

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YO30/6BX Off Burton Stone Grosvenor Park













GROUND FLOOR 446 sq.ft. (41.5 sq.m.) appro

Grosvenor Park Off Burton Stone Lane, York YO30 6BX

Guide Price £500,000



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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



















