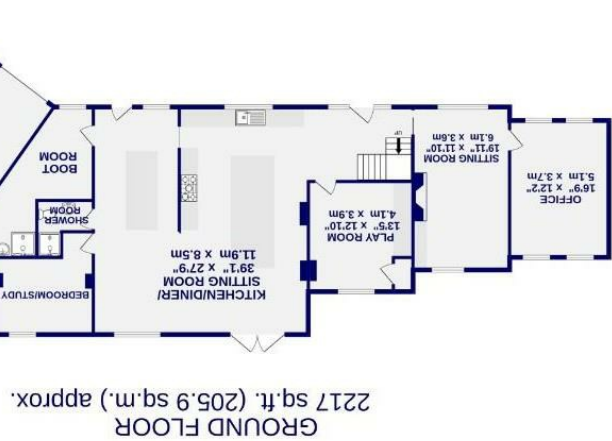
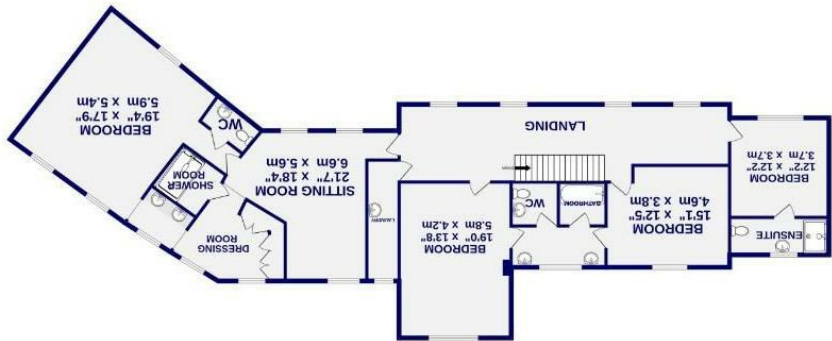


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

While every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas and equipment, it is not to be relied upon as a statement of fact. The plan is for information purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

TOTAL FLOOR AREA: 4221 sq. ft. (392.2 sq.m.) approx.
1ST FLOOR
2005 sq. ft. (186.3 sq.m.) approx.



Government House
Water End, York
YO30 6LU
Freehold
Council Tax Band - F

- Stunning Detached Home
- Five Bedrooms
- Over 4,000SQFT Of Accommodation
- Open Plan Kitchen Living Diner
- Gardens Across Three Aspects
- Central Location
- No Onward Chain
- EPC C



Government House Road
Water End, York
YO30 6LU

£1,800,000

 5  4

Located within a quiet cul de sac just off Water End and within walking distance of York city centre, the train station, and the picturesque routes along the River Ouse and Clifton Lngs, this stunning and extensively renovated five bedroom detached property is a true gem. Positioned at the head of the cul de sac on a superb plot with gardens across three aspects, this exquisite home could be the perfect family residence.

Government House Road comprises a small selection of residential properties, a few of which, including The Sleeping Bear, back onto the playing fields of St Peters School. Offered with no onward chain, truly stunning property is ready to move into and could make the perfect family home.

Accessed via a gated entrance through the front garden, the property opens into a spacious entrance hall, with engineered wood flooring extending throughout the entire ground floor. To the right is the heart of the home, a breathtaking open plan kitchen, living and dining area featuring bespoke kitchen units designed and supplied by House of Elliott. In addition to ample storage and extensive preparation space with high quality quartz worktops, the kitchen boasts a large island with a seamless white quartz worktop, further storage, and space for casual dining.

Set to the rear, framed by anthracite French doors overlooking the garden, is the formal dining area. The versatile space also includes a seating area and a discreet storage nook, where bespoke cabinetry conceals a stylish cocktail area and integrated freezers. Completing the ground floor are three additional reception rooms, a double bedroom, shower room and a superb utility room, which features a bespoke designed shower cubicle, with access out to the garden.

