



Grosvenor Road, Off Bootham, York, YO30 7AN

Grosvenor Road
Off Bootham, York
YO30 7AN

£600,000



A unique new build three bedroom semi detached town house, offering the potential purchaser a wonderful energy efficient home in a sought after location.

Located just off Bootham in a private development of two new build homes, conveniently positioned for quick access to York city centre, York Railway Station and the popular schools of Bootham and St Peters. A wealth of modern features have been created throughout this property, such as Aluminium windows with bi-fold doors, glazed Juliette balconies, under floor heating to the ground floor and electric car charger points.

The accommodation in brief, entering the property through the front hallway which includes a ground floor W.C and the staircase with a luxury vinyl tile in a herringbone pattern and underfloor heating throughout the ground floor. To the front of the property is a modern living room with dual aspect windows and oak doors. To the rear is the open plan dining/ kitchen in pencil grey with and copper trim and matching taps. The white quartz worktops include a central island with a breakfast bar and feature glass splashback to the cooker. The aluminium bifold doors open onto the rear garden creating a light dining space with easy access onto the garden.

To the first floor are three double bedrooms, a central family bathroom, with the main bedroom benefitting from a Juliette balcony and an ensuite bathroom. The modern bathrooms include illuminated mirrors, shaving points and a three piece suite with matt black taps and shower screen. The oak effect plank floor tiles are complimented by the light grey full height wall tiles.

Externally, plot 1 offers a private off street parking space with an electric car charging point as well as a landscaped garden with a high brick boundary wall.

The images are for marketing purposes and are CGI interpretations, we reserve the right to change the specification as required due to availability

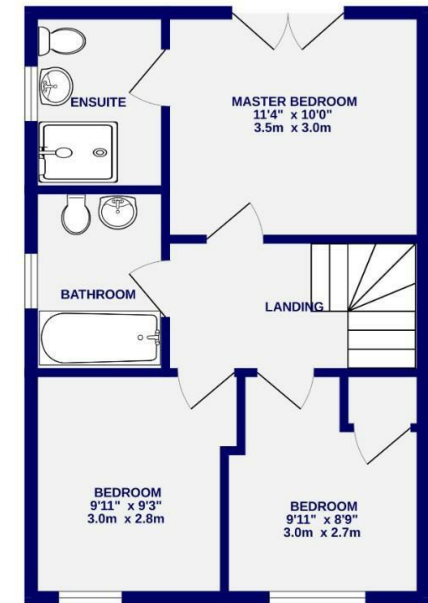
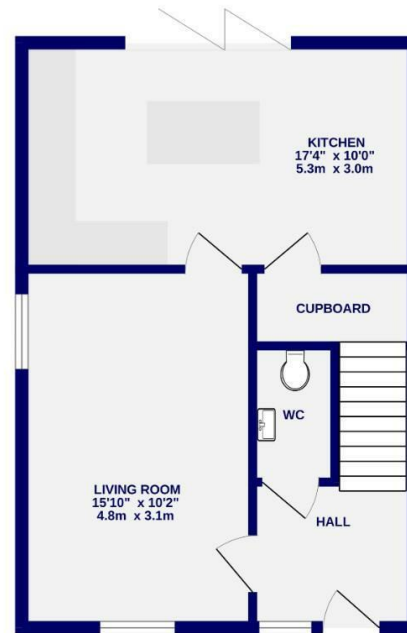




Grosvenor Road Off Bootham, York YO30 7AN

Freehold
Council Tax Band - New Build

- New Build House
- Semi Detached
- Three Double Bedrooms
- Two Bathrooms
- Off Street Parking With Electric Car Charging
- EPC TBC



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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.