



Grosvenor Road, Off Bootham, York, YO30 7AN

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£600,000



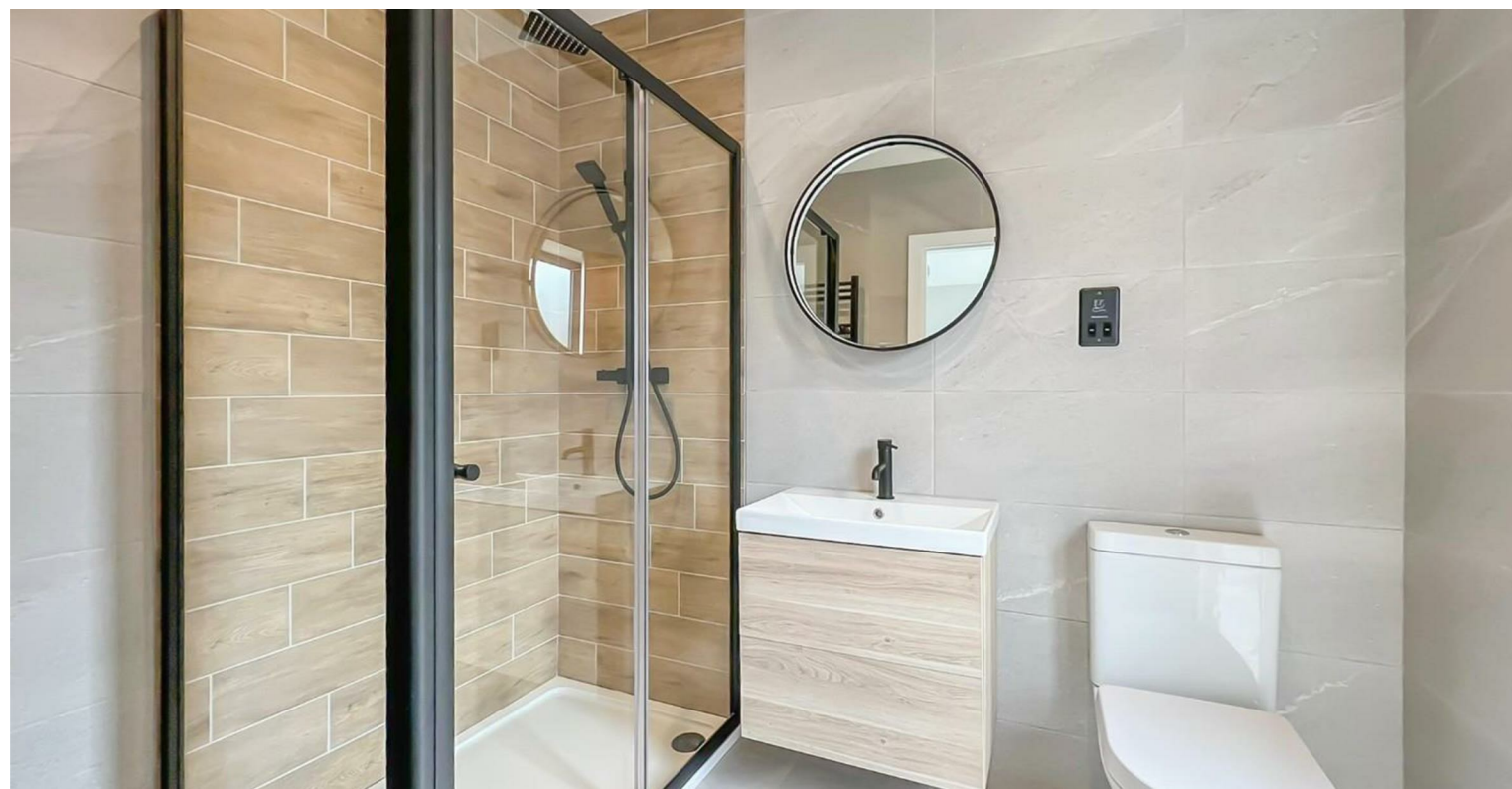
A unique new build three bedroom semi detached town house, offering the potential purchaser a wonderful energy efficient home in a sought after location.

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.

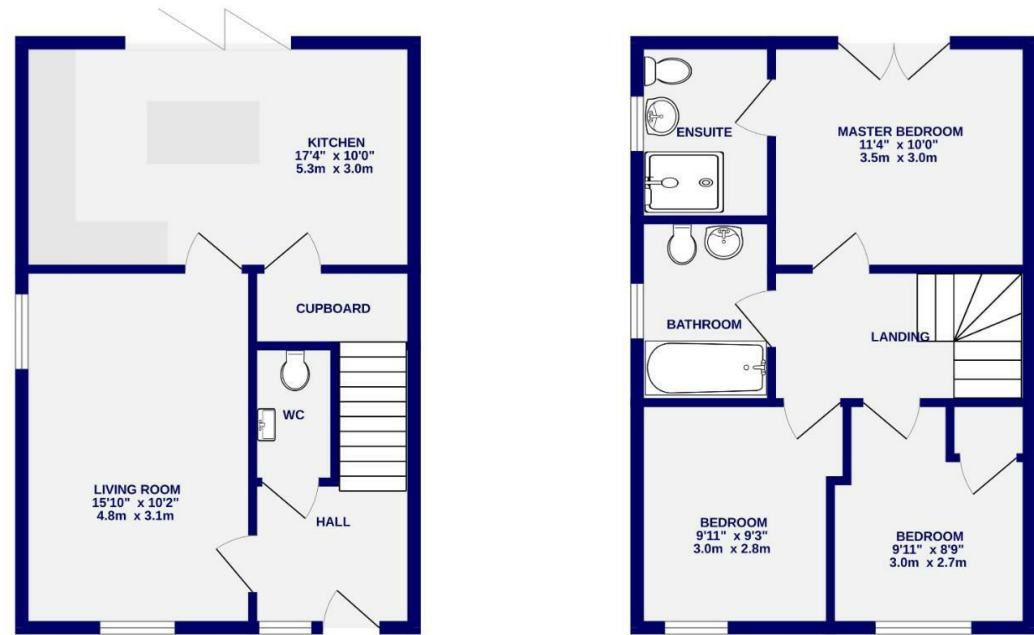




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Freehold
Council Tax Band - New Build

- 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.

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