



Chestnut Grove

New Earswick, York

YO32 4BU

Guide Price £320,000



A delightful semi-detached three-bedroom Grade II listed period home, located in the highly sought-after historic village of New Earswick. Situated to the north of York city centre, this charming village offers a fantastic sense of community and a wealth of amenities, including shops, a library, a swimming pool, and the Ofsted-rated "Good" Joseph Rowntree Secondary School. Nestled within a conservation area, the property enjoys a tranquil setting surrounded by beautifully maintained communal gardens and green spaces.

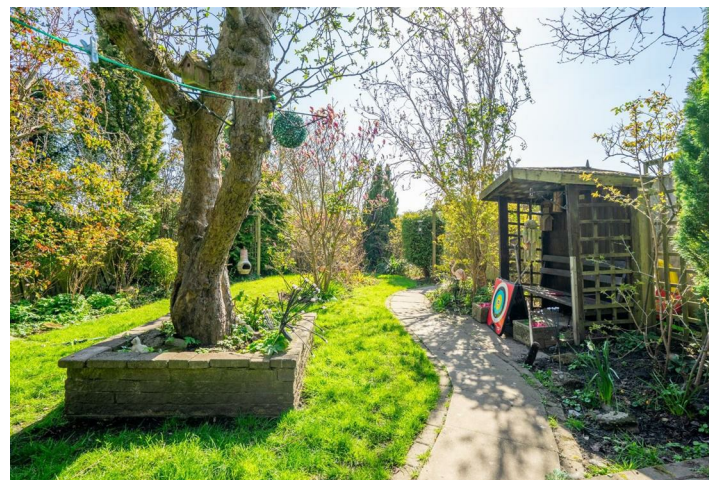
The accommodation briefly comprises a welcoming front entrance hallway with storage and a cloakroom/WC. This leads to the spacious lounge/dining room, featuring a fireplace and sliding doors to the newly renovated kitchen. The sleek, handle-less kitchen in grey with marble-effect worktops provides ample storage and is equipped with built-in appliances. At the rear of the property, the large conservatory offers stunning views over the garden. Upstairs, there are three generously sized bedrooms and a modern three-piece family bathroom.

Externally, the property is set back from a picturesque, tree-lined path. The front garden is framed by mature hedges and enhanced with a variety of trees and shrubs. Side access leads to a beautifully landscaped rear garden, designed in a classic country style with winding paths, planted borders, and mature trees. The garden also features a patio for outdoor dining, two sheds (one with electricity), and a greenhouse. A rear gate provides convenient access to on-street and lay-by parking.

The property benefits from gas central heating and double glazing. There is an estate charge of £33 per month for the upkeep of communal gardens, managed by the Joseph Rowntree Housing Trust. Additionally, there is the option to rent a garage through the Trust for a small fee.

This is a truly unique opportunity to own a characterful home in one of York's most desirable locations

Council Tax Band- C

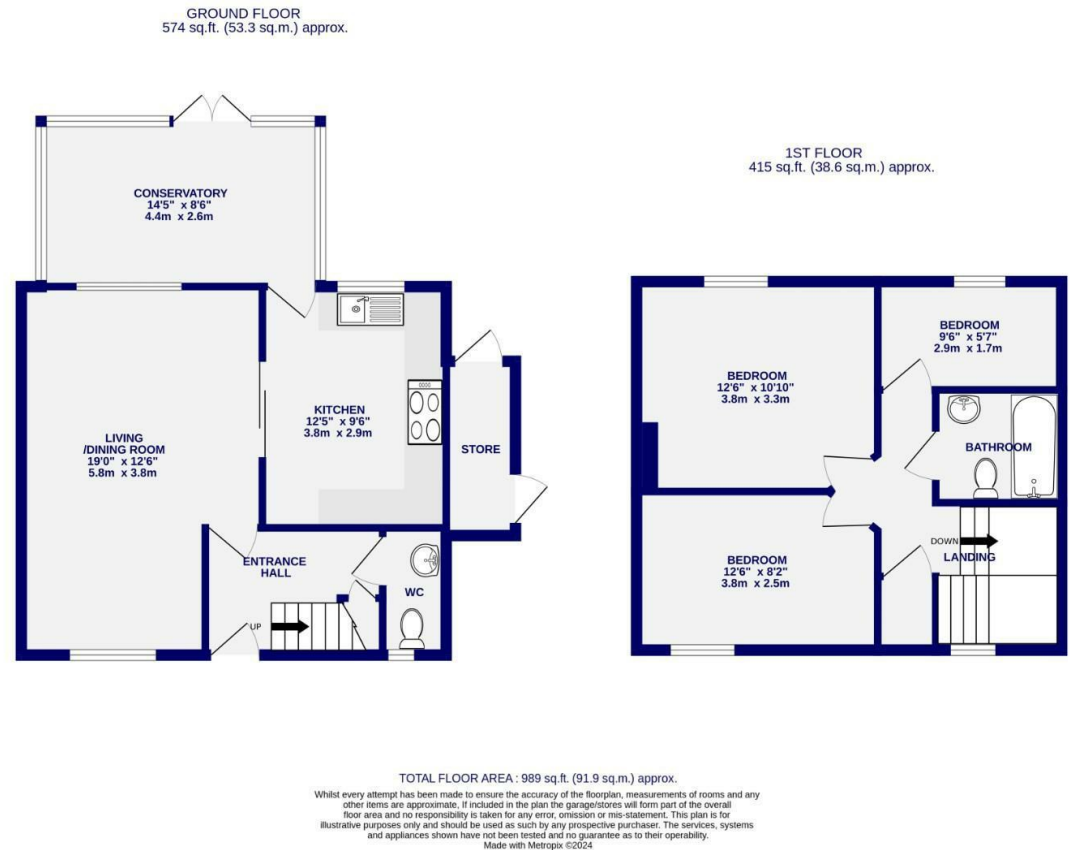




Chestnut Grove New Earswick, York YO32 4BU

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Grade II Listed
- New Kitchen
- Sought After Location
- Period Features
- EPC E



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.