



31 Murrayfield Gardens, YO21 3FE

Guide Price **£325,000**

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Properties of this standard rarely come to market. Finished to an exceptional standard and presented with effortless style, this is the very definition of a true “walk-in” home.

Located on the ever-popular Murrayfields Gardens development, the property is perfectly positioned for modern family life, combining contemporary design with generous and well-balanced living space.

From the moment you step inside, the quality of finish is immediately apparent. Karndean flooring flows throughout the ground floor, and fit-to-frame blinds to most windows, enhance the clean, modern aesthetic.

The heart of the home is the impressive, generously proportioned kitchen, recently fitted with a stylish range of units and integrated appliances including a five-ring ceramic hob, electric oven and even a built-in air fryer. With ample space for dining and entertaining, it’s a room designed for both everyday living and social occasions. Patio doors open directly onto the rear garden, while a separate utility room adds valuable practicality.

To the first floor, the lounge offers a beautifully styled retreat, complete with a contemporary media wall and Juliette balcony. Flooded with natural light, this space feels both airy and inviting.

The property offers four well-proportioned bedrooms, ideal for growing families or those needing flexible space. The principal bedroom benefits from a superbly finished en-suite shower room, while the house bathroom is equally impressive, featuring a P-shaped bath with shower over.

Externally, the home continues to impress with off-street parking and a thoughtfully designed rear garden, complete with raised terrace and patio area—perfect for relaxing or entertaining during the warmer months.

Combining high-quality finishes, stylish interiors and practical living space, this is a home ready to be enjoyed from day one.

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Council Tax Band: D

Tenure: Freehold









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