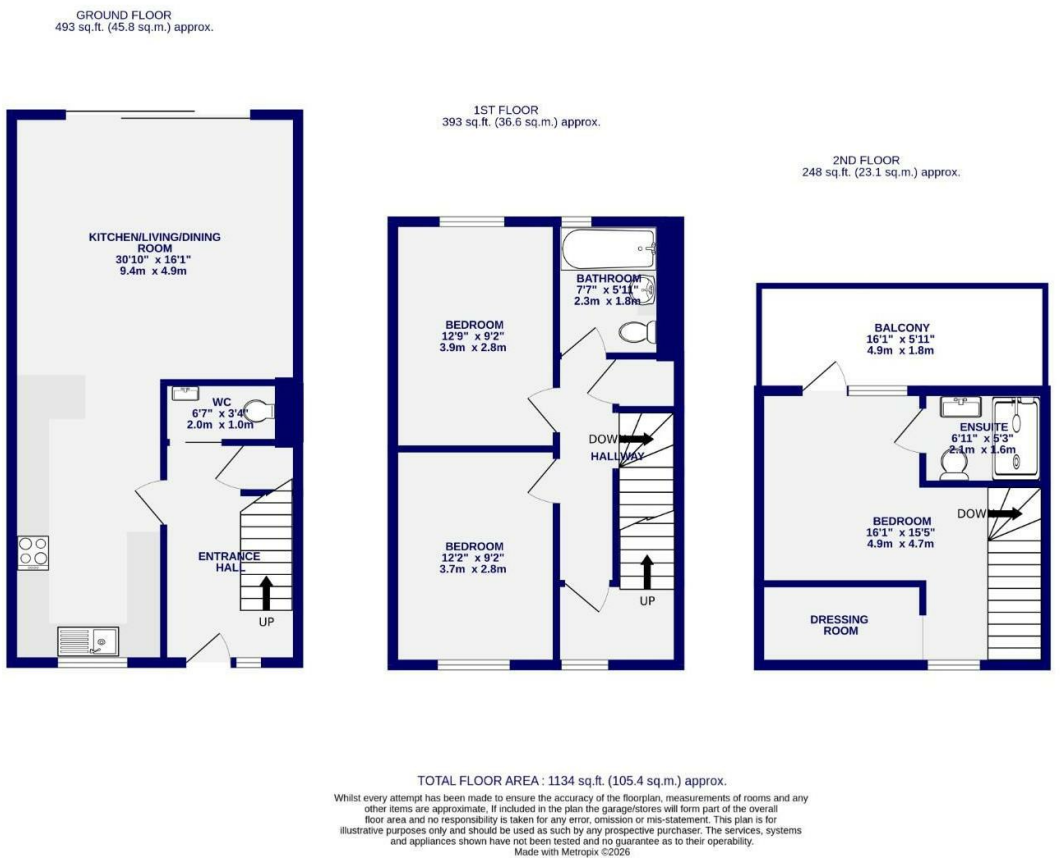


Dennings Mews Wigginton Road, YO31 8BD

Freehold
Council Tax Band - New Build

- New Build Town House
- Three Double Bedrooms
- Master Bedroom With Ensuite, Dressing Room and Balcony
- Views Of York Minster
- Two Bathrooms
- Two Parking Spaces
- Air Source Under Floor Heating
- EPC B



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Dennings Mews
Wigginton Road, York
YO31 8BD

£475,000

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An exceptional opportunity to purchase one of just nine beautifully crafted homes at Dennings Mews, an exclusive development by award winning builders GEM Construction. Quietly tucked away off Wigginton Road, this impressive three bedroom home extends to approximately 1,134 sq ft and combines contemporary design, outstanding energy efficiency and a superb location close to York city centre, the railway station and hospital.

A welcoming entrance hall leads to a stunning open plan kitchen, dining and living space, designed for modern lifestyles and enhanced by underfloor heating throughout the ground floor. A striking glazed rear elevation with large sliding doors opens onto the landscaped south facing garden, creating a bright and sociable living environment. The stylish handleless Roundel kitchen features Silestone worktops, integrated AEG appliances and a built in wine cooler, ideal for both everyday living and entertaining. A convenient ground floor WC completes the accommodation.

To the first floor are two generous double bedrooms and a luxurious family bathroom finished with elegant marble effect tiling. Occupying the top floor is an impressive principal suite, complete with a dressing room, contemporary en suite and a private south facing balcony overlooking the landscaped gardens.

Designed with sustainability in mind, the home benefits from an air source heat pump, acoustic double glazing, solid oak internal doors, EV charging provision, quality flooring throughout and an EPC rating of B.

Externally, the property enjoys a south facing landscaped garden, two private parking spaces and attractive communal green spaces.

Warranty 10 Year Build Zone

Images are for illustrative purposes only and are not plot specific. Furnished images used within the marketing are computer generated images (CGIs).













