



## 2 Dennings Mews, York, YO31 8JG Price guide £495,000



Brand new home by award winning builders Gem Construction with south facing garden and private parking, close to the hospital and city centre.

Accommodation comprises:-

Entrance hall, free flowing kitchen/dining/sitting room, WC, primary bedroom with private balcony, dressing room and en suite bathroom, 2 further double bedrooms, family bathroom

Landscaped garden, 2 parking spaces 1 with EV charging provision, delightfully green communal grounds

- Exclusive development of just 9 brand new houses by award winning builders Gem Construction
- Impressive eco-credentials including air-source heat pumps, acoustic double glazing and EV cabling pre-installed
- 3 double bedrooms, primary with en suite and south facing balcony
- Solid oak doors and interior design finishes
- South facing garden and 2 parking spaces
- 10 year Buildzone Warranty and EPC B rating
- Stylish Roundel kitchen with AEG appliances and wine cooler
- 2 luxury bathrooms
- Close to Hospital and city centre
- STAMP DUTY INCENTIVES AND PART EXCHANGE CONSIDERED

