



Melrosegate, York

£450,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

S

Melrosegate,
York YO31 0RP

Est. 1871

£450,000

Situated in the ever-popular Heworth Village on Melrosegate in York, this beautifully presented home offers spacious and flexible extended accommodation ideal for modern family living, and is offered to the market with no onward chain.

Upon entering, you are welcomed into a bright hallway leading through to the impressive open plan kitchen, dining, and living area to the rear. This contemporary space is fitted with a range of modern units and integrated appliances, with ample room for dining and a comfortable seating area – perfect for everyday family life and entertaining. French doors open out onto the rear garden, seamlessly connecting indoor and outdoor living. To the front of the ground floor is a separate generous sitting room featuring a large bay window and feature multi fuel stove, creating a warm and inviting atmosphere. Completing the ground floor is a useful utility room and WC.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in or fitted wardrobes, served by a modern family bathroom. There is also a convenient storage cupboard located on the landing.

The second floor hosts the spacious principal bedroom with en-suite shower room, offering a private retreat with plenty of space to install fitted wardrobes if desired.



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps
download speed
EPC Rating: C
Council Tax: C - City of York
Current Planning Permission: No current valid
planning permissions

Imagery Disclaimer: Some photographs and
videos within these sales particulars may have
been digitally enhanced or edited for marketing
purposes. They are intended to provide a
general representation of the property and
should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers
so please check with them before purchasing.



Externally, the property benefits from a driveway to the front providing off-street parking and access to the detached garage, which is equipped with power and offers excellent additional storage or workshop potential. The enclosed west facing rear garden features a generous patio area ideal for outdoor dining and relaxation, leading onto a lawned area. At the far end of the garden is a timber cabin, currently set up as a relaxing outdoor room with additional storage, creating a versatile and peaceful space to enjoy.

Melrosegate remains a sought-after area, offering excellent local amenities, well-regarded schools, and easy access to York city centre and major transport links.

Early viewing is highly recommended to appreciate the layout, versatility, and lifestyle this superb home offers.

Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Melrosegate, York, YO31 0RP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1385 SQ FT / 128.66 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025

