8, Pulleyn Mews, York, YO30 6FE

Guide price £495,000

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PRIME RESIDENTIAL

8 Pulleyn Mews

A SELECT DEVELOPMENT OF MODERN TOWNHOUSES IDEALLY SITUATED IN A QUIET GATED DEVELOPMENT JUST OFF CLIFTON GREEN.

Attractive 4 bedroom house with garage, parking and garden in a select gated development just off Clifton Green, close to local amenities and St Peter's and Bootham Schools.

Accommodation comprises:-

Entrance hall, breakfast kitchen, WC, sitting room, 4 bedrooms one with en suite, family bathroom
Garage, parking and gardens.
Gated entrance with visitor parking

DESCRIPTION

Pulleyn Mews is a select development of townhouses ideally situated in a private enclave just off Clifton Green. Constructed in 2014 of individual design, to an exacting standard and high specification they enjoy a delightfully quiet position within this select gated community.

With the best of modern architecture including high levels of energy efficiency, underfloor heating and double glazing throughout, the property has been built in an attractive traditional style and offers bright and versatile accommodation over 3 floors with a garage and private driveway parking.

To the ground floor is a modern breakfast kitchen with fitted appliances and double doors to a private courtyard garden. To the upper floors are 4 bedrooms and 2 bathrooms (one en suite) and a very bright sitting room.

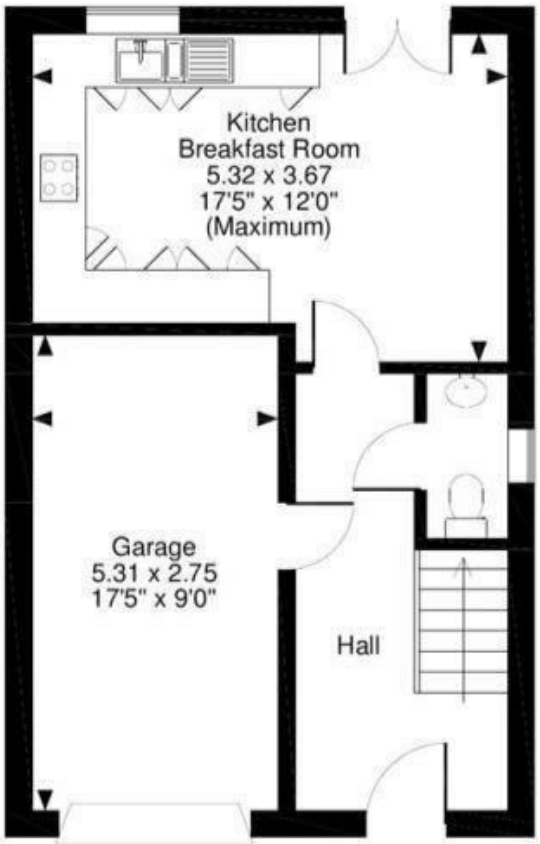
Clifton Green is one of York's premier areas, with excellent local facilities giving it a unique 'village' feel. Access to the renowned St Peter's and Bootham Schools could not be easier. York's historic city centre is just over 1/2 a mile away and access the railway station and ring road is close by.

- **Low maintenance modern property in an attractive traditional style**
- **Constructed to a high standard with underfloor heating throughout**
- **Select gated development with additional visitors parking**
- **Garage and driveway parking**
- **Superb position away from the road yet close to all amenities**
- **Stylish breakfast kitchen with double doors to private courtyard garden**
- **4 bedrooms and 2 contemporary bathrooms- one en suite**
- **Comfortable main residence or ideal second home/lock up and leave**
- **Walking distance of St Peter's and Bootham Schools.**
- **Close to Rowntree Park and delightful walks.**

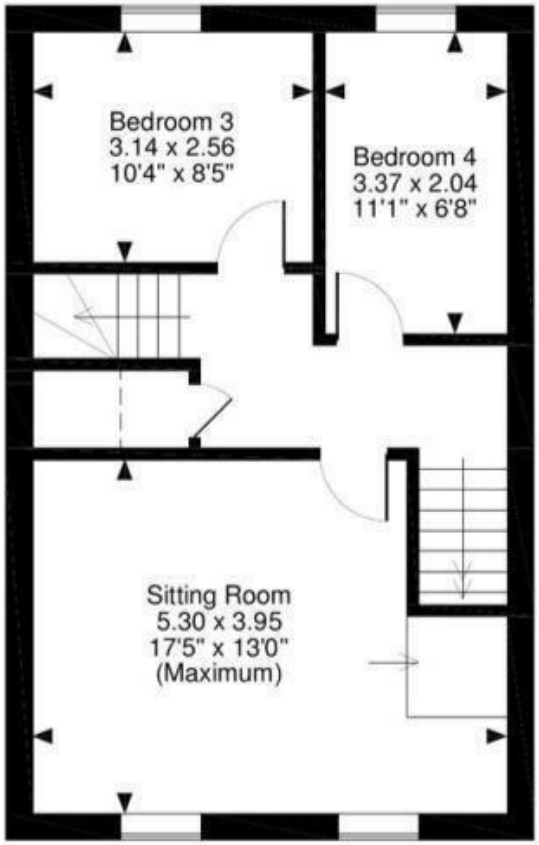
Freehold

Pulleyn Mews, York

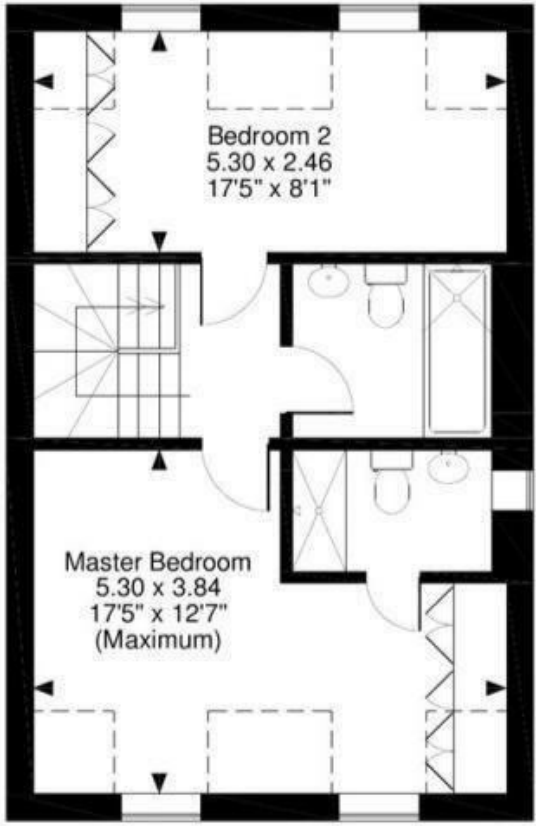
Approximate Gross Internal Area
Main House = 1,241 sq ft / 115 sq m
Garage = 157 sq ft / 15 sq m
Total = 1,398 sq ft / 130 sq m



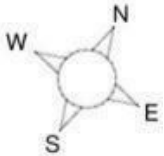
Ground Floor

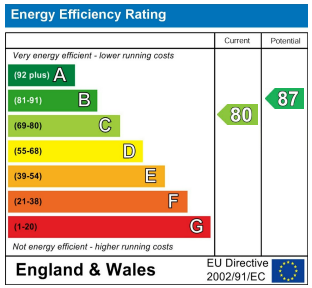


First Floor



Second Floor





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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