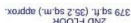


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- Freehold
Council Tax Band - D

Phoenix Boulevard,
St. Peter's Quarter,



TOTAL FLOOR AREA : 1252 sq ft (116.4 sq m, approx.)



Phoenix Boulevard
St. Peter's Quarter, York
YO26 4WX

£425,000

 3  2

Located in the highly sought-after St. Peter's Quarter development, just a short walk from York train station and the historic city walls, is this immaculately presented three bedroom modern townhouse. The only home within the exclusive St. Peter's Quarter development to benefit from a ground floor extension, this unique property offers versatile living accommodation and a private south facing courtyard garden. Ideally positioned near the exciting York Central regeneration project, the property is set within an exciting residential area that should benefit from increased amenities and green spaces.

Upon entering, is a spacious entrance hall with elegant engineered oak flooring that flows seamlessly into the impressive open plan kitchen, living, and dining area. Thoughtfully extended by the current owner, this bright and spacious room is flooded with natural light thanks to striking skylights and handmade oak tri-folding doors with powered blinds. The contemporary kitchen features sleek, high gloss units, Corian worktops, Neff appliances, and ample storage, blending effortlessly into the modern layout to create a functional and stylish living space.

The first floor offers a generous double bedroom with fitted wardrobes, a third bedroom currently used as a home office, and a spacious landing. The top floor is dedicated to a luxurious principal bedroom, complete with extensive built in storage, partly used as a utility area, and a recently updated ensuite shower room finished with underfloor heating.

Externally, the home enjoys a low maintenance south facing courtyard garden, two outdoor storage cupboards, and an allocated private parking bay directly in front of the property.

Sure to be popular on the open market due to its size and presentation, early viewing is highly recommended.

Council Tax Band D

