



Dennings Mews

Wigginton Road, York

YO31 8BD

£475,000



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

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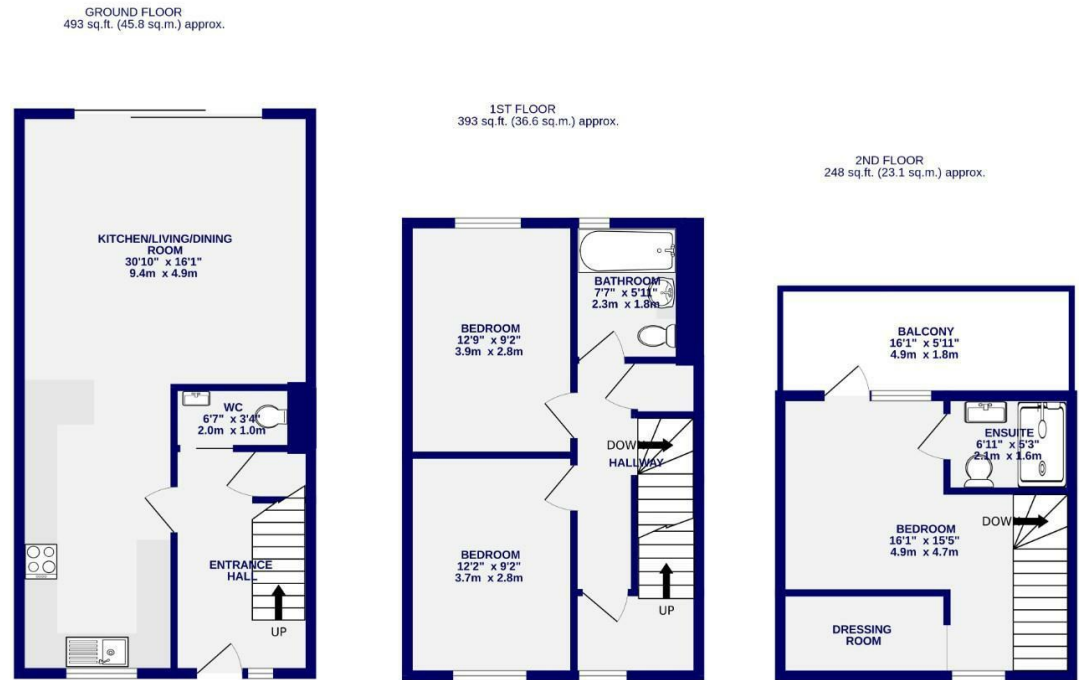




Dennings Mews Wigginton Road, York YO31 8BD

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



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 sq.m.) approx.

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