

Dennings Mews, Wigginton Road, York, YO31 8JG

Guide price £475,000

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PRIME RESIDENTIAL









Dennings Mews Wigginton Road

Stunning Brand-New 3 Bedroom Home with south facing balcony, gardens and private parking, close to York City Centre, the Railway Station and York Hospital

The Bloomsbury, a stunning brand-new three-bedroom home with south-facing balcony, gardens and private parking. One of only nine homes in this exclusive development, close to York city centre, the railway station and York Hospital.

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 south-facing garden, 2 parking spaces 1 with EV charging provision, delightfully green communal grounds

DESCRIPTION

The Bloomsbury is a stylish three bedroom home within an exclusive development, approached through impressive brick pillars and quietly tucked away off Wigginton Road. Just released for sale, this thoughtfully designed home combines high-end finishes with outstanding energy efficiency.

The ground floor offers a superb open-plan living and dining space, enhanced by underfloor heating. A striking fully glazed rear wall with large sliding door creates a seamless connection between the interior living space and the landscaped south facing garden beyond.

The contemporary kitchen opens directly to the main living space, the handleless design is sleek and stylish and includes premium Silestone worktops and a full suite of integrated AEG appliances, including a built-in wine cooler — perfect for entertaining.

Solid oak internal doors add warmth and quality, while large acoustic-rated double-glazed windows provide both peace and natural light.

Upstairs, the property boasts three well-proportioned bedrooms, including a superb primary bedroom with dressing room, private balcony and stylish en suite. The two contemporary bathrooms are finished with elegant marble-style tiling and feature full-size, hotel-style mirrors, creating a luxurious and refined atmosphere.

Designed with sustainability in mind, the home benefits from, energy-efficient air source heat pump, underfloor heating to the ground floor, accoustic-level double glazing, and is EV ready (cable pre-installed) with two private parking spaces and visitors parking.

The property benefits from a 10-year Build-Zone warranty, providing reassurance and long-term protection and almost 1200 square feet of versatile living space. A beautifully designed home, the property will appeal to small families, professionals and downsizers not wishing to compromise on space. Ideally located close to the city centre, railway station and the hospital. The property also has easy access to the ring road and Gillygate/Bootham. An oasis close to the city, Dennings Mews overlooks Wigginton Road allotments and has its own delightfully green communal grounds. The property enjoys generous south facing landscaped gardens.

Agents note: Please note that images are for illustrative purposes only and are not plot specific, some of the furnished images used within this listing are computer-generated images (CGIs)



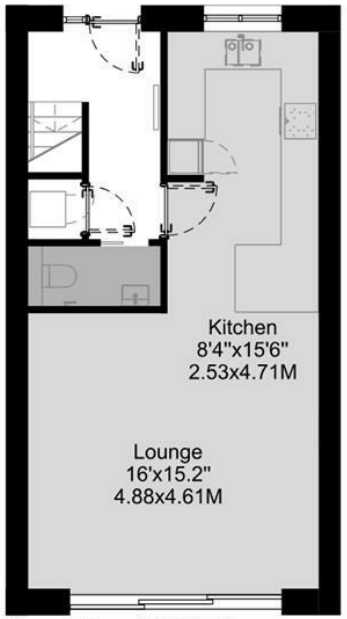
- **Walking distance of the city centre**
- **3 double bedrooms, primary with dressing room/ensuite and balcony**
- **South facing garden and 2 parking spaces**
- **Stylish Roundel kitchen with AEG appliances and wine cooler**
- **Peace of mind with a 10-year Buildzone warranty and an impressive EPC B rating.**
- **2 luxury bathrooms and ground floor WC**
- **Solid oak doors and interior design finishes**
- **An exclusive collection of just nine new homes by award-winning Gem Construction.**
- **Thoughtfully designed for modern living, with air-source heat pumps, acoustic double glazing and EV charging cabling pre-installed.**
- **Delightfully green outlook and communal spaces**



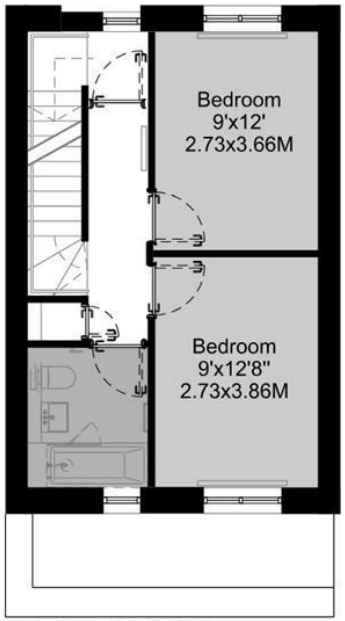


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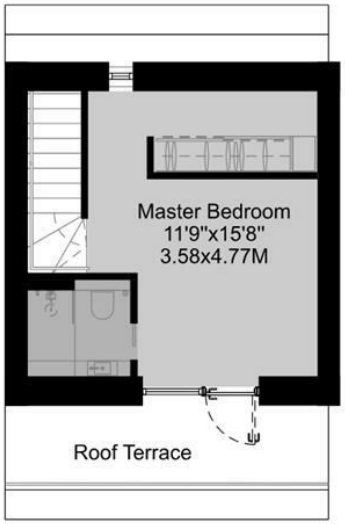
Unit 2
Approximate Gross Internal Floor Area
1141 SQ FT/106 SQ M



Ground Floor 490 SQ FT

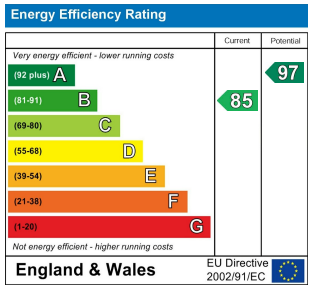


First Floor 401 SQ FT



Second Floor 250 SQ FT





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