



Baron Glade, York

Offers Over £625,000

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Baron Glade,
York YO30 5FF

Est. 1871

Offers Over £625,000

An exceptional detached family home occupying a peaceful position on an exclusive private road, offering beautifully appointed accommodation, landscaped gardens and a wonderful balance of privacy and convenience in one of York's most sought-after residential locations.

Baron Glade is a small and highly regarded private development on the edge of Rawcliffe, enjoying a quiet setting whilst remaining exceptionally well connected. The nearby Clifton Ings provides acres of open green space, riverside walks and cycle routes into York city centre, while local shops, schools and everyday amenities are all close at hand. Excellent transport links, including easy access to the outer ring road and York Railway Station, make this an ideal location for families and professionals alike.

Stepping inside, a welcoming entrance hall leads through to a beautifully balanced ground floor, designed to offer both distinct living spaces and an excellent sense of flow. The generous sitting room enjoys a bay window overlooking the front garden and opens through to the impressive dining room extension at the rear. With roof lanterns, French doors onto the garden and ample space for entertaining, this bright addition creates a wonderful focal point, while remaining connected to both the sitting room and the contemporary kitchen to provide the feel of modern open-plan living without compromising the individuality of each room. The kitchen has been fitted with a comprehensive range of high-quality units,



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps*

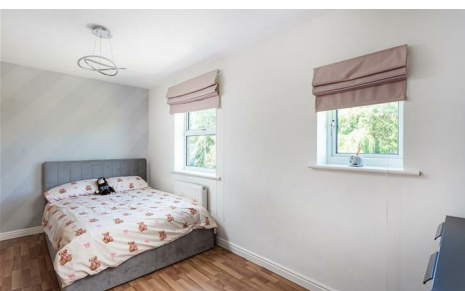
EPC Rating: TBC

Council Tax: E

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.



integrated appliances and generous worktop space, with a separate utility room, cloakroom/WC and a versatile study completing the ground floor accommodation.

The first floor continues to impress with four well-proportioned bedrooms, including a spacious principal bedroom, while the remaining bedrooms offer flexibility for family life, guest accommodation or home working. The accommodation is served by a stylish en-suite shower room to the principal bedroom alongside a beautifully appointed family bathroom, both finished to an excellent standard.

Outside, the property enjoys attractive landscaped gardens that have been thoughtfully redesigned to create an inviting and private outdoor space. A generous paved seating area provides the perfect place for entertaining or relaxing, while the well-maintained lawn is framed by mature planting, colourful borders and established trees that offer a wonderful degree of seclusion throughout the year. To the front, the property enjoys a smart landscaped approach with driveway parking leading to a detached garage.

Combining a superb private setting, stylish and versatile accommodation and an enviable location close to Clifton Ings and the city centre, this is an outstanding family home in one of York's most desirable residential addresses.

Partners:

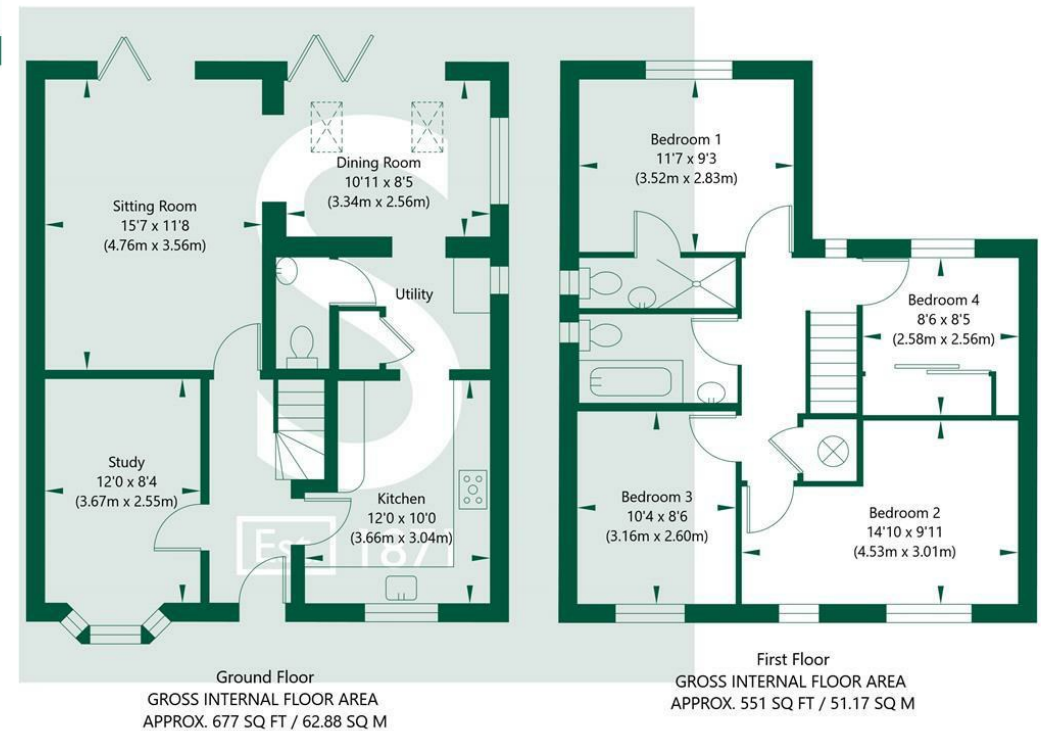
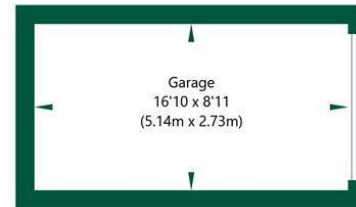
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1228 SQ FT / 114.05 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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