



Malham Grove, York

£395,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Malham Grove,
York YO31 0QG

Est. 1871

£395,000

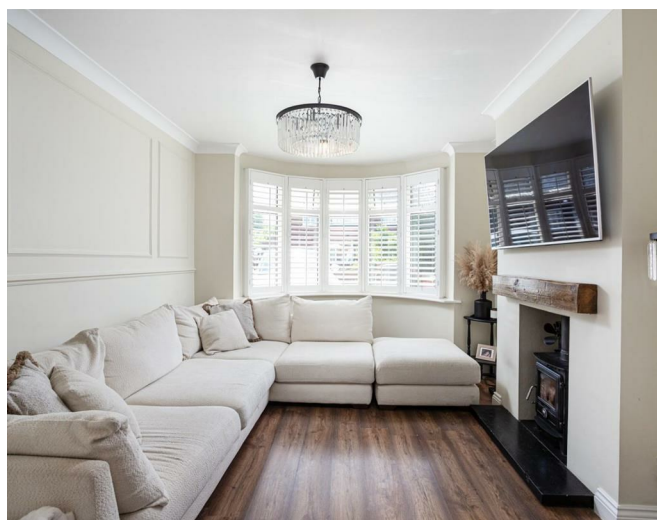
Beautifully presented to an exceptional standard throughout, this stunning three-bedroom semi-detached home has been extended and upgraded to create a stylish and versatile family home, perfectly suited to modern living. Finished to a high standard throughout, the property offers spacious and versatile accommodation both inside and out.

At the heart of the home lies the impressive open-plan kitchen and dining space. Finished to a high specification, the kitchen features elegant quartz worktops, a range of integrated appliances and ample storage, providing a great space for both everyday family life and entertaining. The skylight and bi-fold doors flood the room with natural light, creating a bright and airy feel throughout, while seamlessly connecting the indoor and outdoor living spaces. The kitchen is complemented by a utility room and ground floor WC.

Complementing the open-plan kitchen is a welcoming separate living room positioned to the front of the property. Featuring a charming bay window and attractive log-burning stove.

The first floor benefits from three good sized bedrooms, all presented to a high standard. These are served by a stylish and well presented family bathroom.

Externally, the property enjoys a beautifully presented rear garden designed with both relaxation and entertaining in mind. A particular feature is the former garage, which has been



Tenure: Freehold
Services/Utilities: All mains services connected.
EPC Rating: D
Council Tax: - C
Current Planning Permission: Planning permission for the converted garage to a beauty salon.

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professionally converted into a fully functioning hair salon with the benefit of planning permission in place. This highly versatile space offers an excellent opportunity for those wishing to operate a business from home.

To the front, a double-width driveway provides ample off-street parking. Situated within easy reach of a wide range of local amenities, highly regarded schools and excellent transport links, this outstanding home offers the perfect balance of style, practicality and convenience. Finished to an impressive standard throughout.

Partners:

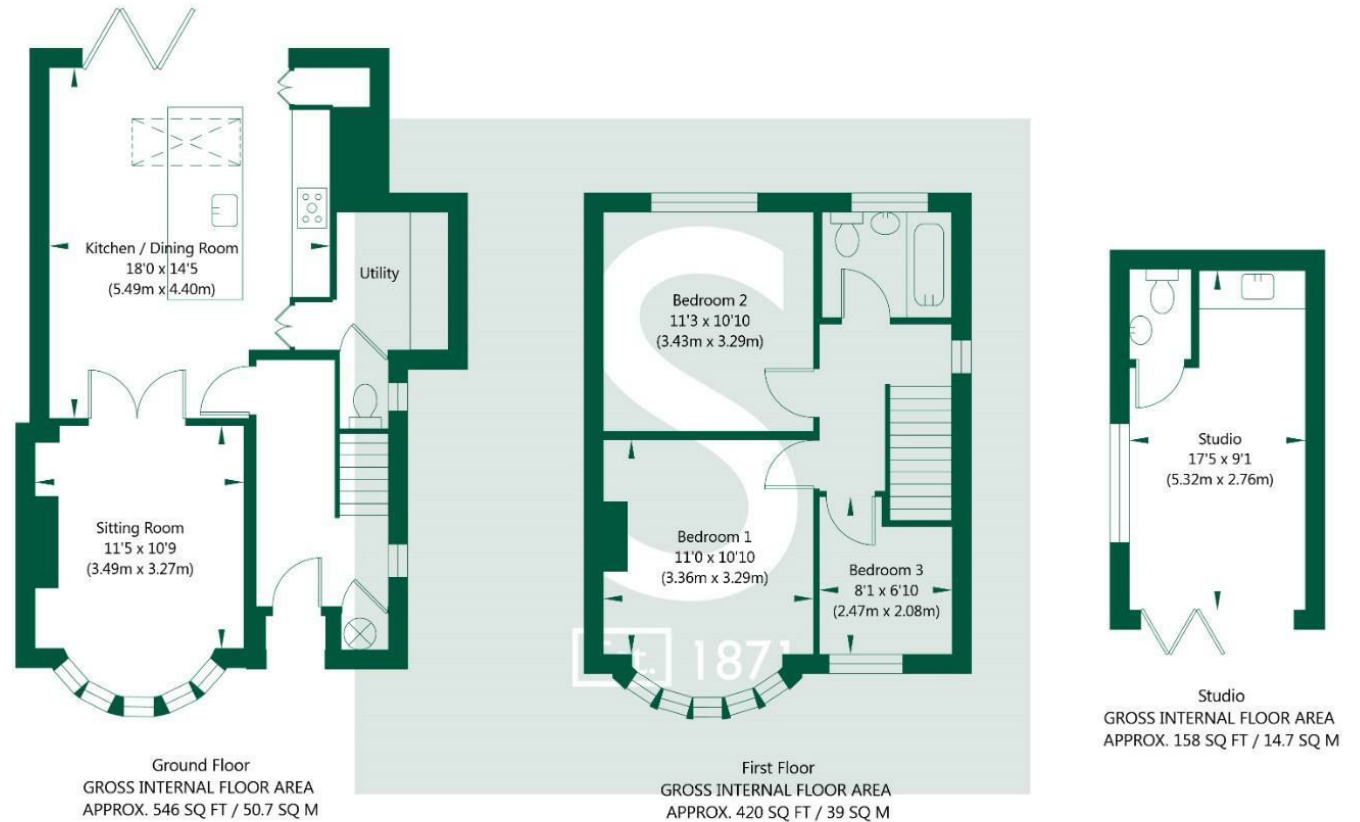
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1124 SQ FT / 104.4 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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