



1 Maypole Grove

York, YO19 4RX

Guide Price £235,000



A charming two bedroom forecourted cottage situated in the quiet and picturesque village of Naburn, south of York, with convenient access to the A19, A64 and York Designer Outlet. Located on Maypole Grove, the property enjoys views towards the River Ouse and retains plenty of character, complemented by the benefit of uPVC double glazing. The accommodation briefly comprises a lounge with feature log burner and exposed beams, a breakfast kitchen, first-floor landing, two bedrooms and a three piece house bathroom. Externally, there is a good sized front forecourt, while to the rear is a courtyard area with useful storage spaces. This well cared for home offers character and a pleasant village setting, with an accompanied viewing recommended to fully appreciate what it has to offer.

Lounge

11'1 x 14'8 (3.38m x 4.47m)

Composite entrance door, uPVC windows to front, radiator, TV point, power points, log burner with tiled hearth and surround, exposed timber beams, stairs to first floor. Oak flooring.



Breakfast Kitchen

6'6 c 18'1 (1.98m c 5.51m)

uPVC windows to side and rear, composite door to rear, exposed timber beams, fitted wall and base units with counter tops, stainless steel sink with mixer tap, electric oven and hob, space and plumbing for appliances, radiator, power points. Tiled flooring.



First Floor Landing

Carpet. Doors to

Bedroom 1

8'9 x 11'2 (2.67m x 3.40m)

uPVC window to front, fitted storage, period fire with surround, electric heater, power points. Carpet.





Bedroom 2

6'4 x 12'1 (1.93m x 3.68m)

uPVC window to side, storage cupboard, electric heater, power points. Carpet.

Bathroom

4'4 x 6'0 (1.32m x 1.83m)

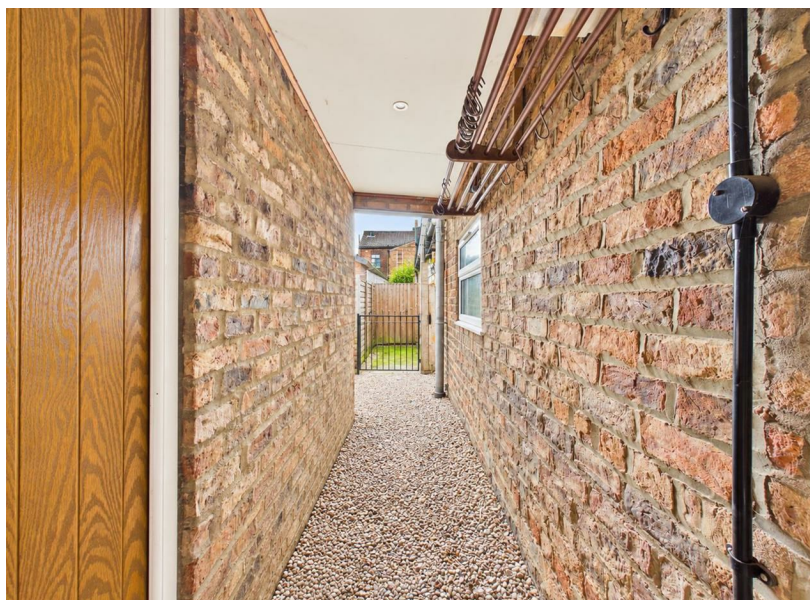
Velux to rear, panelled bath, wash hand basin, low level WC, part tiled walls.

Outside

Front paved driveway. Rear gravelled courtyard with storage areas.

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



Kitchen
6'6" x 18'1"

Living Room
11'1" x 14'8"

Floor 0

Bedroom
6'4" x 12'1"

Bathroom
4'4" x 6'0"

Hallway
2'0" x 12'6"

Bedroom
8'9" x 11'2"

Floor 1

Approximate total area⁽¹⁾
540 ft²
Reduced headroom
29 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A map of the Naburn area in North Yorkshire. The River Ouse flows from the top left towards the bottom right. A green pin marks the location of Naburn, situated on the north bank of the river. To the north of Naburn is Holy Trinity Church, Acaster Malbis. To the south is St Matthew's Church, Naburn. Roads shown include Acaster Ln, B1222, York Rd, Moor Ln, and Howden Ln. The map is credited to Google and has map data from 2026.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	42	93
England & Wales	EU Directive 2002/91/EC	

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