



3, Dennings Mews, York, YO31 8JG

Guide price £495,000



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PRIME

RESIDENTIAL



3 Dennings Mews

Splendid Brand-New 3 Bedroom Home with South Facing Gardens, balcony and Private Parking, close to York City Centre, the Railway Station and York Hospital

Brand new home by award winning builders Gem Construction with south facing garden and private parking for 2 cars, close to the hospital and city centre.

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

DESCRIPTION

This exclusive development is approached through impressive brick pillars and is quietly tucked away off Wigginton Road. Just released for sale, this splendid three-bedroom, two-bathroom home has been thoughtfully designed for modern living, combining 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, acoustic-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 in excess of 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.

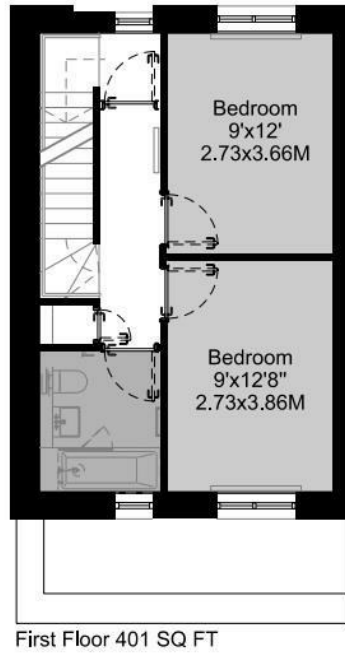
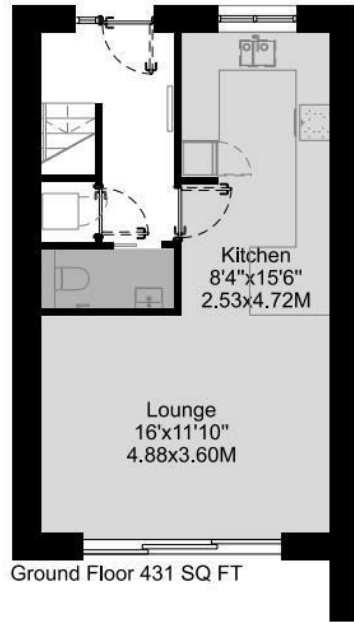
Agents note: Please note that images are for illustrative purposes only and are not plot specific, the furnished images used within this listing are computer-generated images (CGIs)

- **Exclusive development of just 9 brand new houses by award winning builders Gem Construction**
- **10 year Buildzone Warranty and EPC B rating**
- **Impressive eco-credentials including air-source heat pumps, acoustic double glazing and EV cabling pre-installed**
- **Stylish Roundel kitchen with AEG appliances and wine cooler**
- **3 double bedrooms, primary with en suite and south facing balcony**
- **2 luxury bathrooms**
- **Solid oak doors and interior design finishes**
- **Close to Hospital and city centre**
- **South facing garden and 2 parking spaces**
- **STAMP DUTY INCENTIVES AND PART EXCHANGE CONSIDERED**

Freehold



Unit 3
 Approximate Gross Internal Floor Area
 1082 SQ FT/100 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	