

Ashtons

Dennings Mews, Wiggington Road, York, YO31 8BD

# Dennings Mews
# Wiggington Road, York
# YO31 8BD

## £550,000

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An exceptional opportunity to purchase one of just nine beautifully crafted townhouses within the exclusive Dennings Mews development by award winning builder GEM Construction. Quietly tucked away off Wigginton Road, this impressive four bedroom home combines contemporary design, exceptional energy efficiency and a highly convenient location close to York city centre, the railway station and hospital.

Extending to almost 1,400 sq ft, the accommodation has been thoughtfully designed for modern family living. A welcoming entrance hall leads to a superb open plan kitchen, dining and living space with underfloor heating throughout the ground floor. A fully glazed rear elevation with large sliding doors opens onto the landscaped south facing garden, flooding the room with natural light. The stylish handleless Roundel kitchen is fitted with Silestone worktops, integrated AEG appliances and a built in wine cooler, creating the perfect space for everyday living and entertaining. A useful ground floor WC completes the accommodation.

To the upper floors are four generous double bedrooms, including a spacious principal bedroom with contemporary en suite, alongside a luxurious family bathroom finished with elegant marble effect tiling and quality fittings.

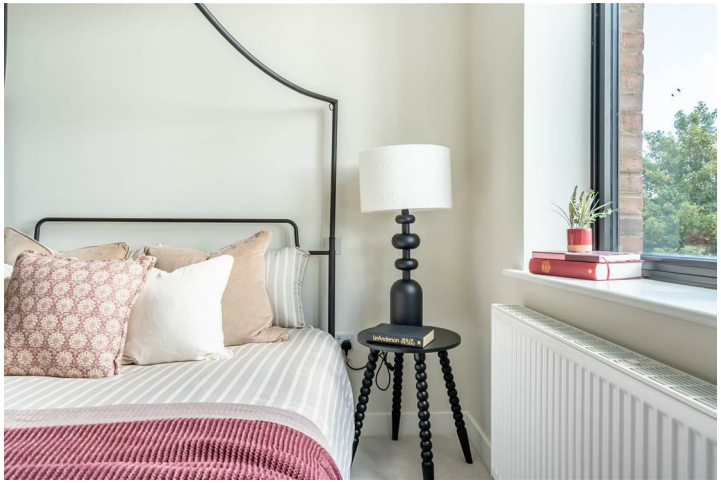
Built with sustainability in mind, the property benefits from an air source heat pump, highly efficient acoustic double glazing, solid oak internal doors, quality flooring throughout and EV charging provision. Externally there are two private parking spaces, landscaped gardens and attractive communal green spaces.

Complete with a 10 year Buildzone warranty, this move in ready home offers a rare opportunity to enjoy modern, energy efficient living in one of York's most sought after locations.

Some images used within the marketing are computer generated images (CGIs) and are for illustrative purposes only.















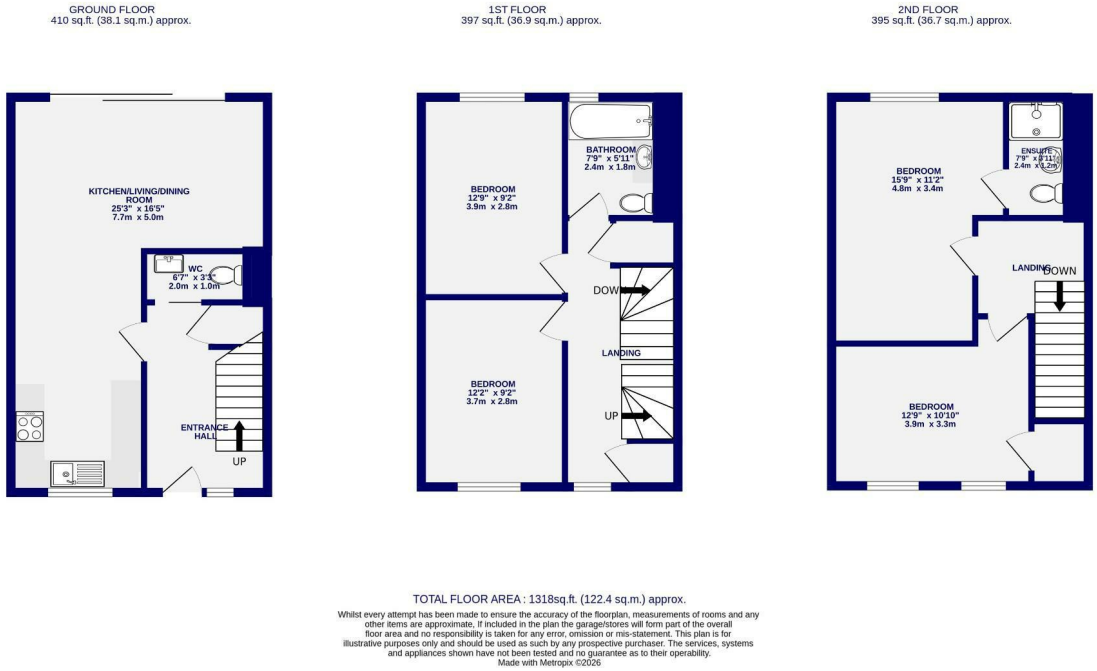



*AI FURNISHED

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## Freehold
## Council Tax Band - New Build

- New Build Home
- Mid Town House
- Four Bedrooms
- Two Bathrooms
- Two Private Parking Spaces
- Walking Distance York City Centre and York Hospital
- EPC B




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Ashtons

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