

GROSVENOR PARK, YORK
GUIDE PRICE £575,000

Carter Jonas

GROSVENOR PARK, YORK

A BEAUTIFULLY PRESENTED 3 BEDROOM MODERN TOWN HOUSE WITH A PRETTY WALLED GARDEN, GARAGE AND PARKING FOR A SECOND CAR, SITUATED IN THE POPULAR RESIDENTIAL AREA, CLOSE TO THE CITY CENTRE.

A beautifully presented 4 bedroom modern town house with a pretty walled garden, garage and parking for a second car, situated in the popular residential area, close to the city centre, York District Hospital, Bootham or St Peter's School
6 Grosvenor Park is a handsome modern townhouse, built in a traditional style and occupying a particularly well-regarded position within this sought-after part of the city, just a short walk from York Minster, the railway station and the historic core.

The property offers well-balanced and versatile accommodation arranged over three floors, making it especially appealing to buyers seeking flexible living space in a highly convenient setting. At the heart of the house is a superb dining kitchen to the rear, a bright and sociable room with French doors opening onto the enclosed rear garden, which enjoys a favourable aspect. The ground floor also includes a utility room, downstairs WC, a useful study or fourth bedroom, and valuable under-stairs storage.

To the first floor, the accommodation continues to impress, with a generous sitting room featuring a large window and French doors opening to a Juliette balcony, while a further double bedroom on this level also benefits from French doors to a Juliette balcony. A well-appointed four-piece family bathroom serves this floor.

The second floor provides two further double bedrooms, including the principal bedroom with built-in wardrobes and a stylish en suite shower room. The additional bedroom on this floor also benefits from built-in wardrobes, reinforcing the excellent level of storage and usability throughout the house.

Worthy of note, the house has high ceilings, has been recently carpeted and redecorated, and benefits from mainly new windows (installed in 2025), all of which enhance its sense of presentation and overall appeal. The garage adds further versatility, with an electric, remotely operated door, useful roof storage and a fitted workbench.

Offered with no forward chain

TENURE Freehold

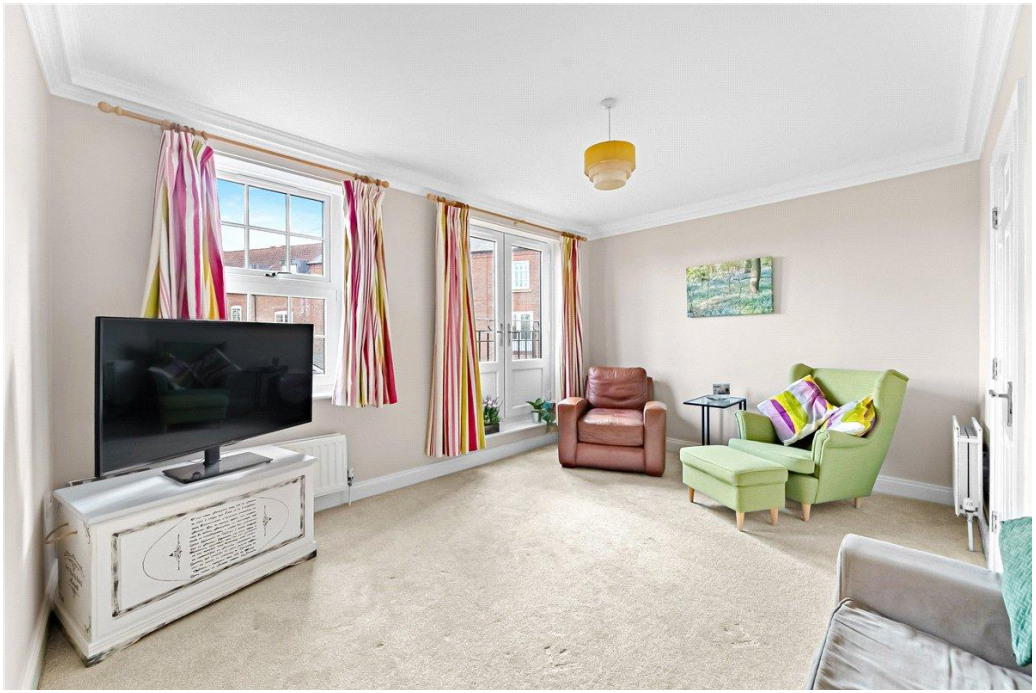
LOCAL AUTHORITY City of York Council

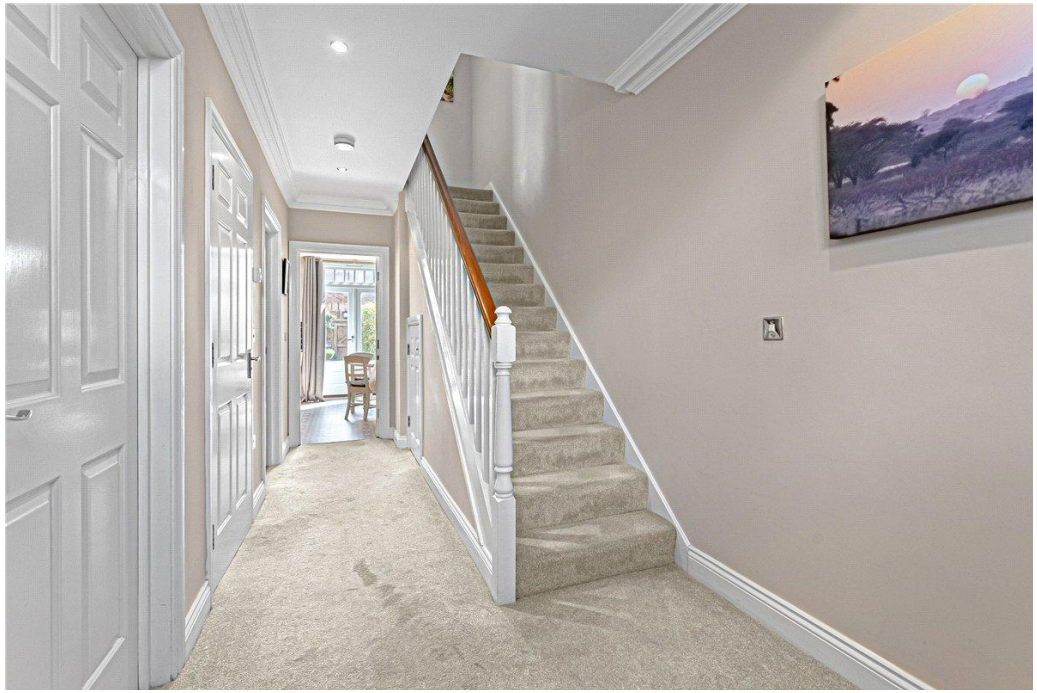
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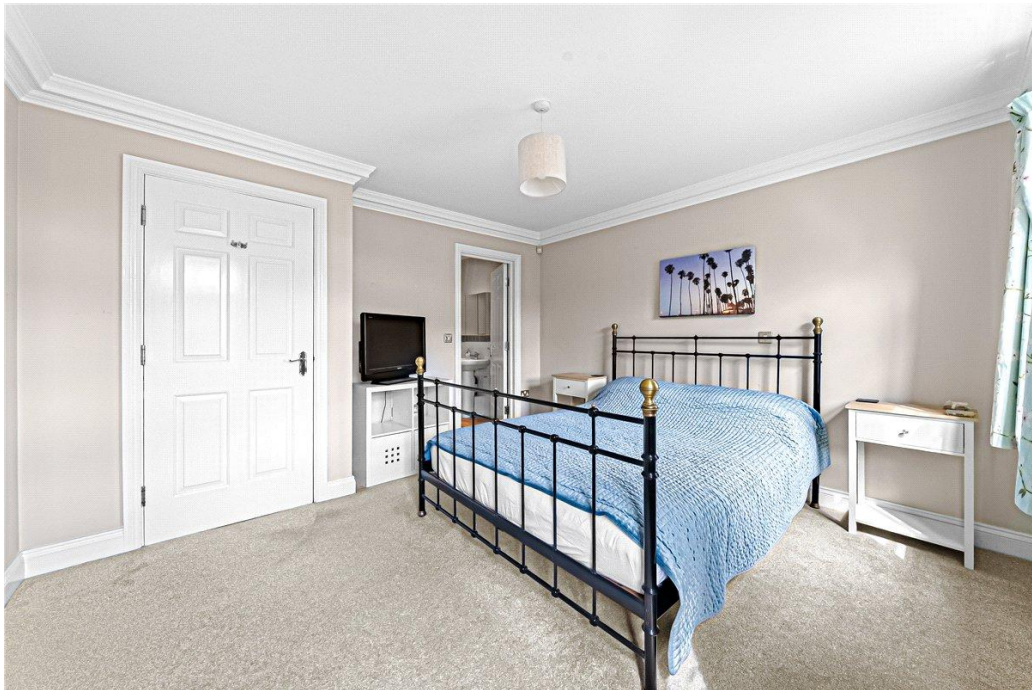




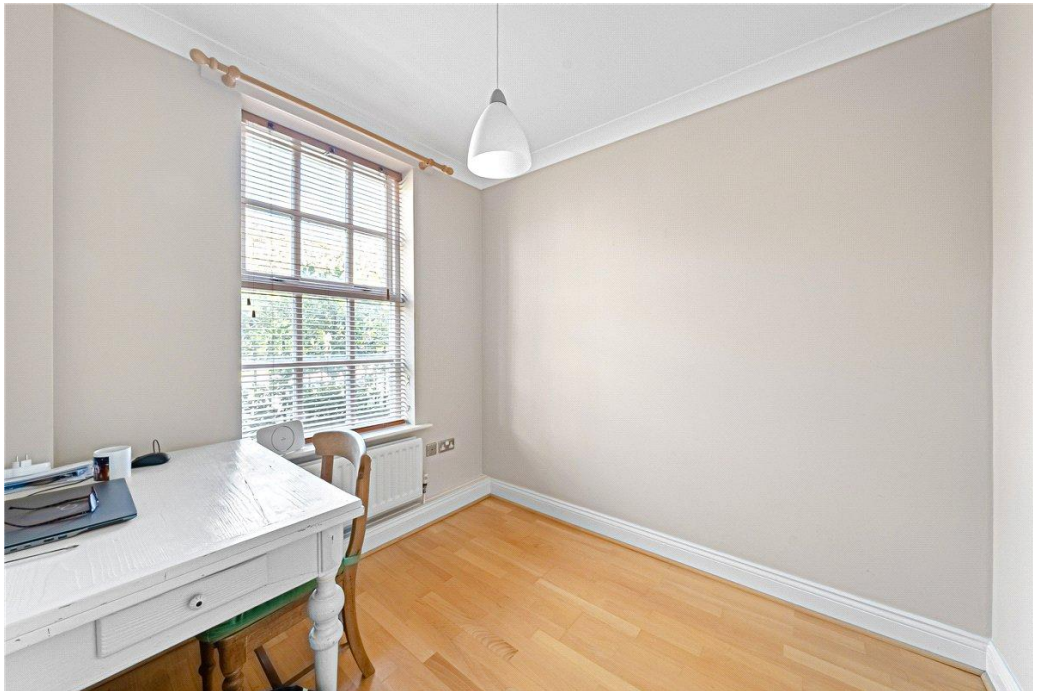


















Grosvenor Park, Clifton, York, YO30

Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 145.4 sq m / 1565 sq ft



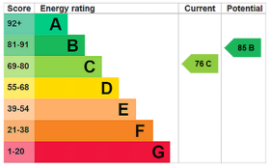


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