



GROSVENOR PARK, YORK,
£595,000

Carter Jonas

GROSVENOR PARK, YORK, YO30 6BX

6 Grosvenor Park is an attractive modern townhouse in a traditional style, forming part of this highly regarded development just off Bootham and within easy reach of York city centre, the railway station, York District Hospital and a number of well-regarded schools.

Arranged over three floors, the property offers well-presented and highly flexible accommodation, well-suited to a range of buyers. The ground floor is centred around a superb dining kitchen to the rear, a bright and sociable space with French doors opening onto the enclosed rear garden. There is also a utility room, downstairs WC, large understairs cupboard, and a versatile study or fourth bedroom, ideal for those seeking home working space or an additional reception room.

To the first floor is a generous sitting room with a large window and French doors opening to a Juliette balcony, creating a light-filled principal reception space. A further double bedroom is also positioned on this floor and enjoys its own Juliette balcony, while the family bathroom is particularly well appointed with a four-piece suite.

The second floor provides two further double bedrooms, both with built-in wardrobes, including the principal bedroom with a stylish en suite shower room.

Outside, the property benefits from an enclosed rear garden along with the added advantage of a garage, further enhancing the appeal of this highly convenient city home.

TENURE Freehold

LOCAL AUTHORITY York City Council

EPC BAND C

A BEAUTIFULLY PRESENTED 4 BEDROOM MODERN TOWN HOUSE WITH A WALLED GARDEN, GARAGE AND PARKING FOR A SECOND CAR, SITUATED IN THE POPULAR RESIDENTIAL AREA, CLOSE TO THE CITY CENTRE, THE HOSPITAL, ST. PETERS & BOOTHAM SCHOOL.

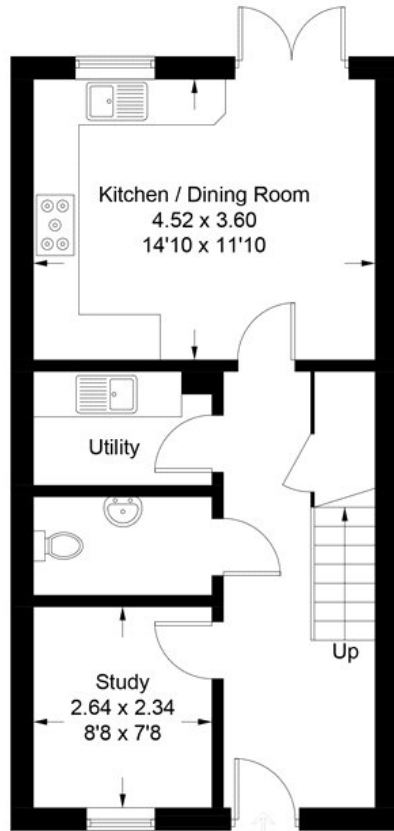




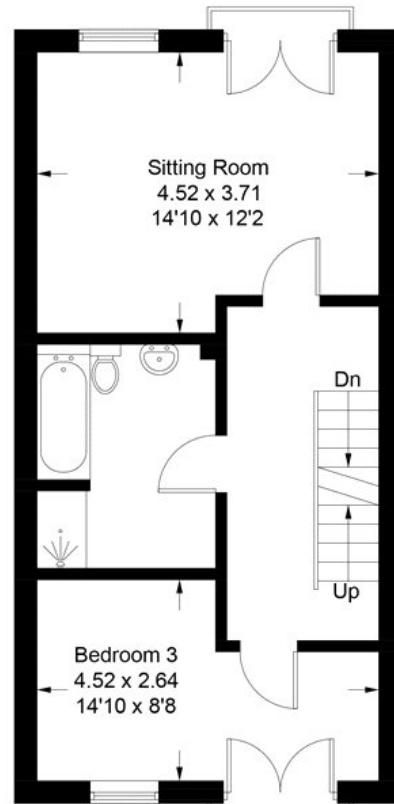


Grosvenor Park, Clifton, York, YO30

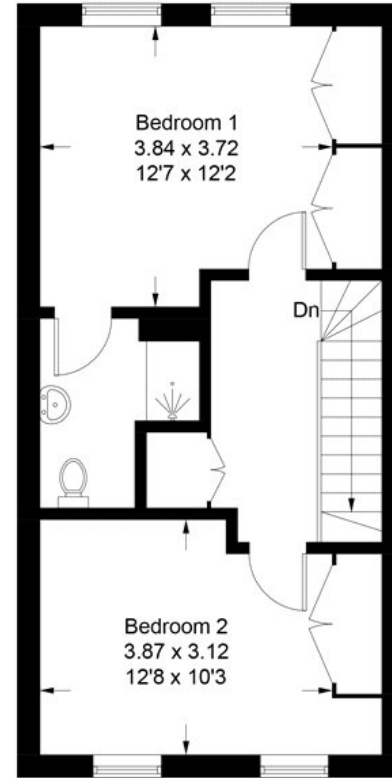
Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 145.4 sq m / 1565 sq ft



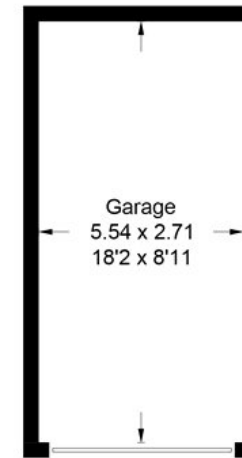
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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