



PARK GROVE, YORK
Guide Price £465,000

Carter Jonas

PARK GROVE, YORK, YO31

A spacious four bedroom, three storey townhouse with a delightful south facing walled garden. Ideally situated in a quiet residential street close to the city centre.

Occupying a highly desirable position within York's ever-popular The Groves, is a beautifully presented four-bedroom Victorian mid-terrace home that combines period charm with modern family living.

Rich in features and thoughtfully enhanced throughout, this elegant home offers generous and versatile accommodation arranged over multiple floors, making it ideal for families and professionals seeking both character and convenience. Ideally located for York St John University, York Teaching Hospital and the popular Park Grove primary school.

From the moment you step through the front door, the property's timeless appeal is immediately evident. An inviting entrance hallway showcasing the proportions synonymous with a Victorian home.

Throughout the home, many original features have been carefully preserved, complemented by upgraded sash windows that enhance the property.

To the ground floor are two attractive reception rooms, providing flexible living and entertaining spaces, these rooms offer excellent versatility and an abundance of natural light.

The kitchen is well-positioned at the rear of the property and is complemented by a separate breakfast room, creating a sociable space everyday living.

The upper floors continue to impress, offering three generously proportioned bedrooms, each benefiting from excellent natural light and ample space for furnishings. The large family bathroom offers a roll top bath, wc, pedestal wash hand basin and walk in shower.

The principal bedroom occupies the loft level, creating a private retreat complete with an en-suite shower room and elevated views across the surrounding area including the historic York Minster.

The garden offers a wonderful extension of the living accommodation and provides a rare and valuable feature within this central location of York.

Few cities offer the unique blend of heritage, culture and lifestyle found in York. Renowned for its historic city walls, magnificent Minster, cobbled streets and vibrant café culture, York continues to be one of the most sought-after places to live in the North of England.

TENURE Freehold

LOCAL AUTHORITY City of York Council

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A SPACIOUS 4 BEDROOM, 3 STOREY TOWNHOUSE WITH A DELIGHTFUL SOUTH FACING WALLED GARDEN. IDEALLY SITUATED IN A QUIET RESIDENTIAL STREET CLOSE TO THE CITY CENTRE.







Park Grove, York, YO31

Main House = 127.3 sq m / 1370 sq ft
Limited Use Area(s) = 9.0 sq m / 97 sq ft
Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft

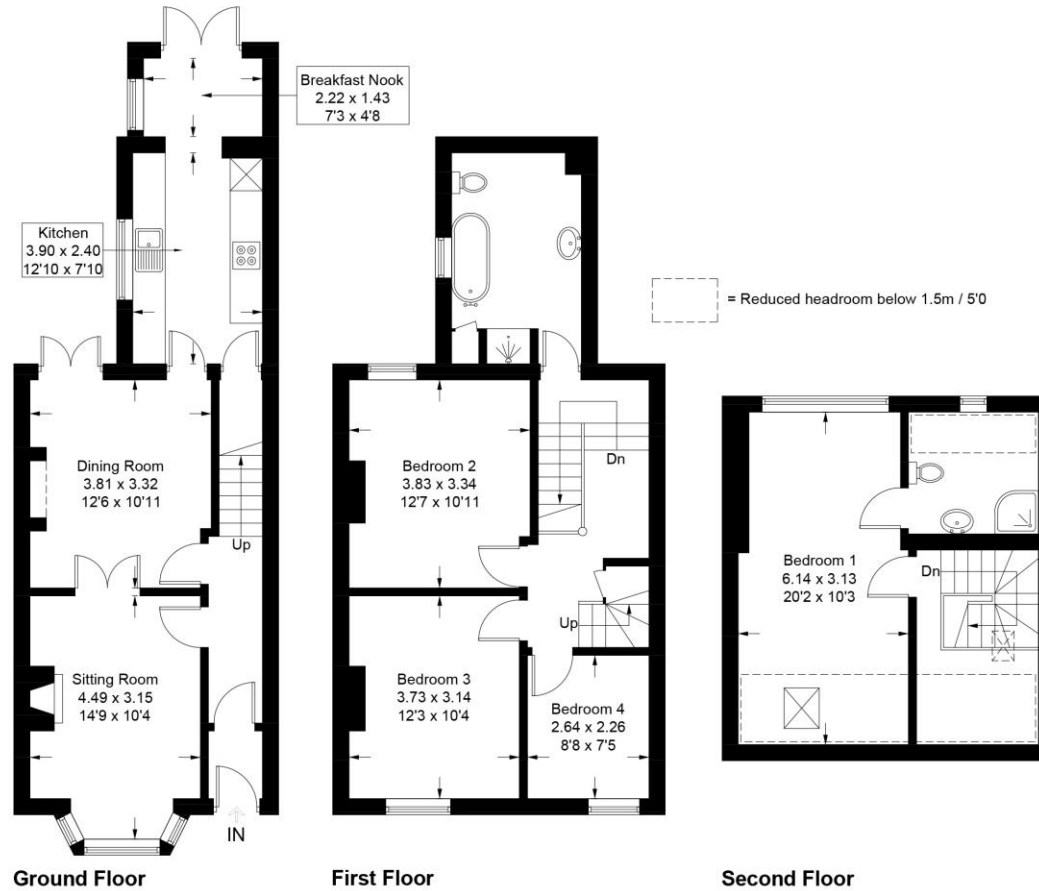


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