



THE HORSESHOE, YORK
£985,000

Carter Jonas

THE HORSESHOE, YORK, YO241 LY

A beautifully extended semi-detached family home occupying a prime position on The Horseshoe, one of York's most coveted residential addresses. Extended and reconfigured to an exceptionally high standard, the property now offers generous, versatile accommodation arranged across two floors, with a spectacular rear extension at its heart.

That extension has become the undisputed heart of the home: a spectacular kitchen, dining and living space, intelligently zoned across cooking, dining and relaxed seating areas, and flooded with natural light through a dramatic light well and full-width bi-fold doors opening directly onto the garden. A wood burning stove anchors the space with warmth and character, creating an atmosphere equally suited to relaxed family life and effortless entertaining.

The remainder of the ground floor radiates from this central hub with quiet confidence. A 28 ft dual-aspect through sitting room provides distinguished additional reception space, while a generous entrance hall, cloakroom, utility room and integral garage – complemented by a sweeping gravel driveway with parking for three vehicles – serve the practical needs of modern family living. A versatile snug – equally effective as a fifth bedroom, home office, playroom or teenage retreat – rounds off the accommodation at this level.

Four generous bedrooms occupy the first floor, with the principal bedroom and second bedroom each enjoying en suite facilities, alongside a well-appointed family bathroom.

To the rear, the garden is a particular delight: a paved area leads onto a lawn, flanked by well-stocked borders and enclosed by mature hedging.

TENURE Freehold

LOCAL AUTHORITY City of York

EPC BAND C

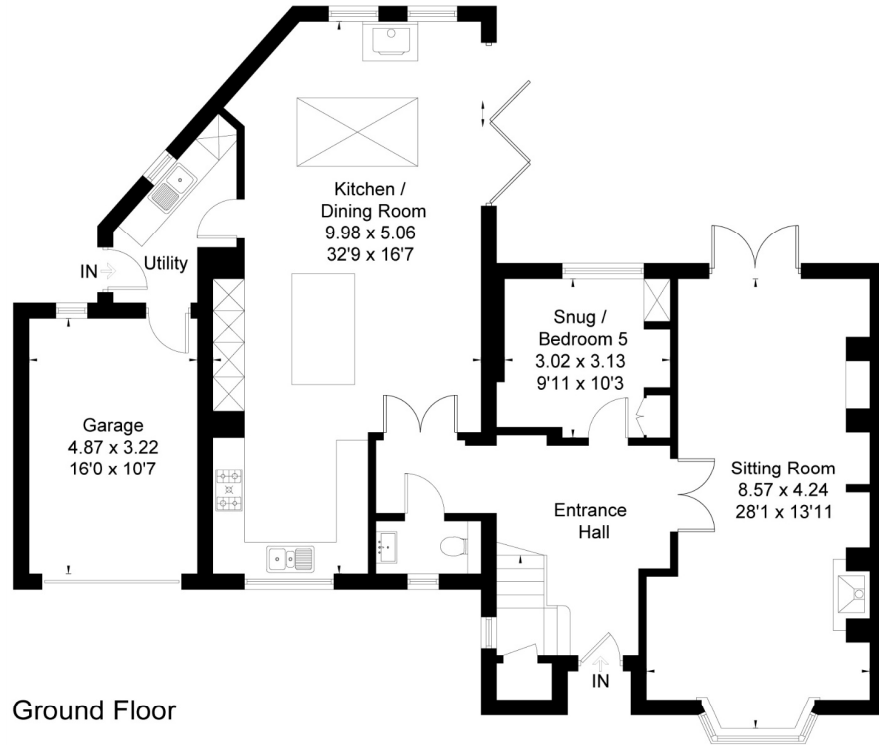
A SPECTACULAR EXTENDED FAMILY HOME ON THE HORSESHOE. STUNNING OPEN-PLAN KITCHEN AND LIVING EXTENSION, 28' SITTING ROOM, FOUR GENEROUS BEDROOMS, TWO EN SUITES, VERSATILE SNUG. IN ALL, OVER 2,300 SQ FT OF OUTSTANDING ACCOMMODATION.



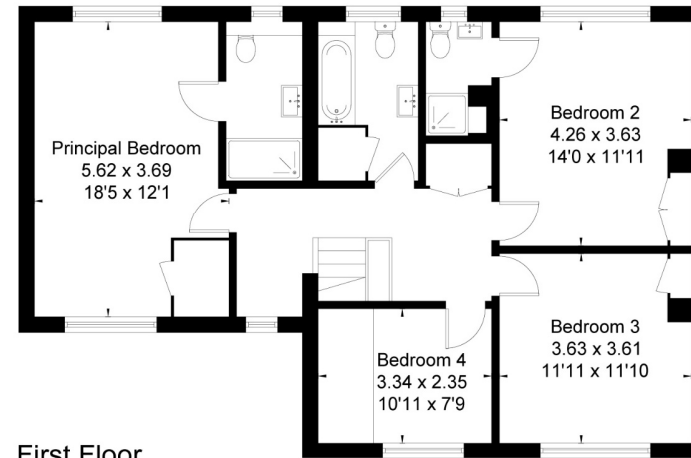




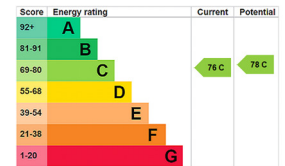
The Horseshoe York, YO24
 Approximate Area = 2370 sq ft / 220.2 sq m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105608

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