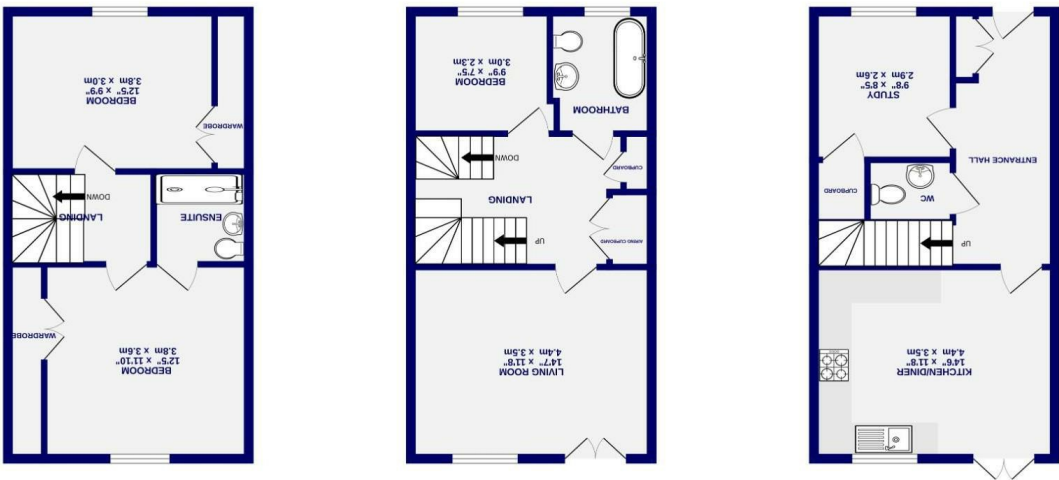


# Grosvenor Park , York YO30 6BX

Freehold  
Council Tax Band - E

- NO ONWARD CHAIN
- Three Bedroom Modern Townhouse
- Ground Floor Office/Fourth Bedroom
- Living Room With Juliet Balcony
- Sizable Downstairs WC
- Top Floor Primary Bedroom With Ensuite
- Separate Garage & Parking space
- Private Courtyard Garden
- Close To The City Centre & Train Station
- EPC - C



Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should verify the measurements of rooms and any other areas and do not rely on the figures given. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only.

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Grosvenor Park  
, York  
YO30 6BX

£560,000

 3  2

This fabulous modern three bedroom townhouse offers flexible and spacious accommodation over three floors, set in a most convenient location just off Bootham, to the North of York. The historic city and all the local amenities that are on offer, such as well renowned eateries, restaurants and bars, shops, river walks and highly regarded schools are a pleasant stroll away, as is the train station for city commutes and the ring road is accessible for further afield travel.

Upon entering the generous entrance hall it is clear to see this 'turn key' property has been well maintained and cared for. Initially off the entrance hall is a downstairs WC, a cloak cupboard and a sizable office/possible fourth, ground floor bedroom. The entrance hall leads to a bright and airy kitchen diner with an array of shaker style units complimented by the solid worktops. The appliances are integrated and the five ring gas burner hob and oven stand proud. There are patio doors leading to the private courtyard garden offering a sense of 'outside in' for the warmer months and an ideal entertaining space.

To the first floor is a sizable lounge with decorative coving adding to the contemporary ambiance of the home. A Juliet balcony and separate window invite the natural daylight to bathe the room. A double bedroom is to the front of the property and the luxurious 'hotel style' House bathroom. Two separate spacious cupboards on the landing offer storage and complete this floor.

To the second floor are two sizable Double bedrooms with deep built in wardrobes. The Primary bedroom is to the rear and a contemporary ensuite shower room completes the accommodation.

