



Chestnut Grove
New Earswick, York
YO32 4BU

Guide Price £320,000



A delightful semi-detached three-bedroom Grade II listed period home, located in the highly sought-after historic village of New Earswick. Situated to the north of York city centre, this charming village offers a fantastic sense of community and a wealth of amenities, including shops, a library, a swimming pool, and the Ofsted-rated "Good" Joseph Rowntree Secondary School. Nestled within a conservation area, the property enjoys a tranquil setting surrounded by beautifully maintained communal gardens and green spaces.

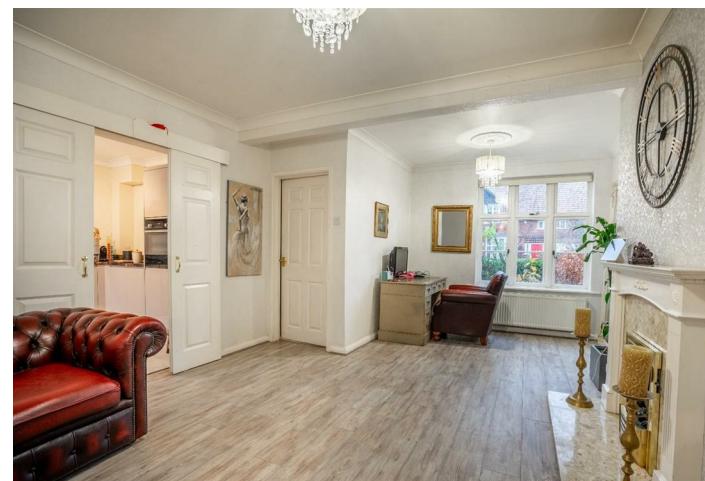
The accommodation briefly comprises a welcoming front entrance hallway with storage and a cloakroom/WC. This leads to the spacious lounge/dining room, featuring a fireplace and sliding doors to the newly renovated kitchen. The sleek, handle-less kitchen in grey with marble-effect worktops provides ample storage and is equipped with built-in appliances. At the rear of the property, the large conservatory offers stunning views over the garden. Upstairs, there are three generously sized bedrooms and a modern three-piece family bathroom.

Externally, the property is set back from a picturesque, tree-lined path. The front garden is framed by mature hedges and enhanced with a variety of trees and shrubs. Side access leads to a beautifully landscaped rear garden, designed in a classic country style with winding paths, planted borders, and mature trees. The garden also features a patio for outdoor dining, two sheds (one with electricity), and a greenhouse. A rear gate provides convenient access to on-street and lay-by parking.

The property benefits from gas central heating and double glazing. There is an estate charge of £33 per month for the upkeep of communal gardens, managed by the Joseph Rowntree Housing Trust. Additionally, there is the option to rent a garage through the Trust for a small fee.

This is a truly unique opportunity to own a characterful home in one of York's most desirable locations

Council Tax Band- C

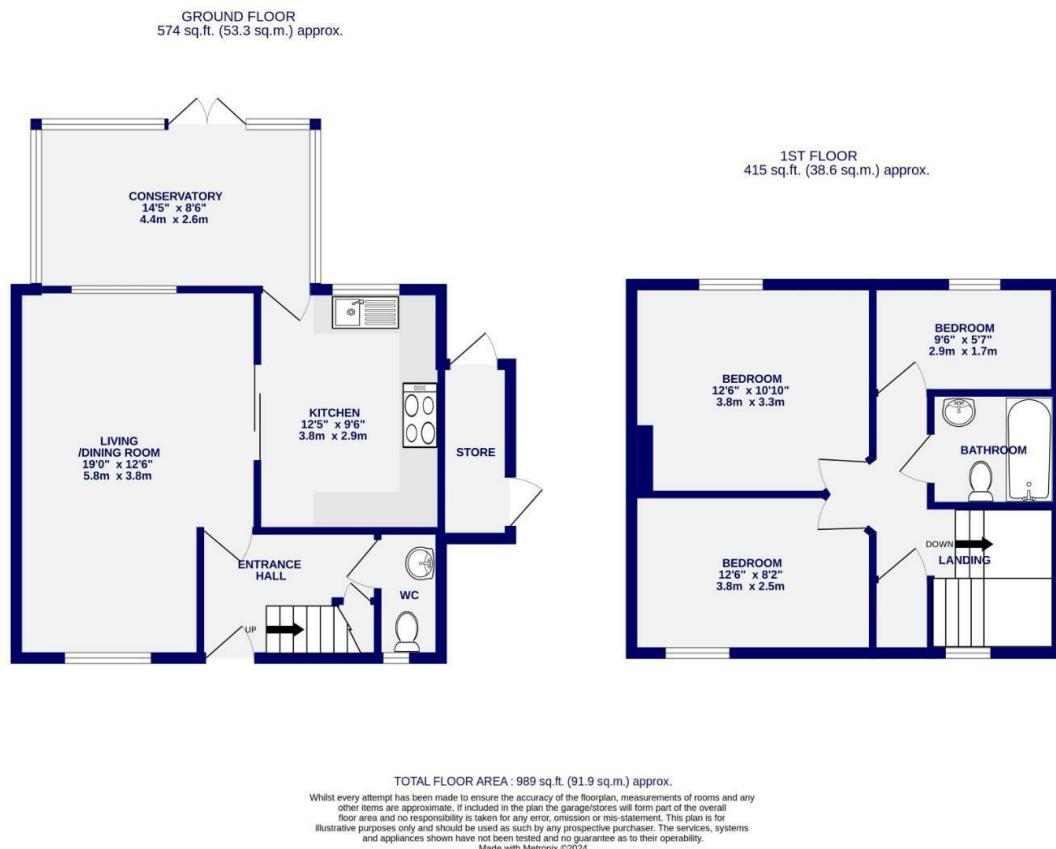




Chestnut Grove New Earswick, York YO32 4BU

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Grade II Listed
- New Kitchen
- Sought After Location
- Period Features
- EPC E



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