



Springwood Grove York YO26 5ND

Offers Over £500,000



A beautifully presented four bedroom detached family home, tucked away in a peaceful cul-de-sac within this small and select development of just seven houses. Situated just off Boroughbridge Road, the property enjoys a lovely residential setting whilst remaining conveniently placed for York city centre and the outer ring road.

From the moment you step inside, the house has a warm and welcoming feel, with bright, well proportioned living spaces that are ideally suited to modern family life. The accommodation briefly comprises an entrance hallway, a comfortable sitting room with feature fireplace and a superb modern kitchen/dining room. The kitchen is fitted with a good range of wall and base units together with integrated appliances, while the adjoining dining area provides a lovely space for family meals and entertaining, with French doors opening out onto the garden.

A useful utility room sits just off the kitchen, with space for a washing machine, stainless steel sink and a door leading through to the ground floor WC.

Upstairs, there are four generous bedrooms, offering plenty of flexibility for a growing family, guests or those working from home. The principal bedroom is particularly appealing, with its own dressing room and en-suite shower room, whilst the second bedroom also benefits from a private en-suite. A family bathroom completes the first floor.

Outside, the property continues to impress. To the front is a block paved driveway providing parking and access to the garage, together with an additional parking area. The enclosed rear garden is a real feature of the home, offering a private and peaceful place to sit and enjoy the warmer months. There is a paved patio for outdoor dining, with established trees, shrubs and colourful planted borders adding a mature and homely feel. The garden is enclosed by timber fencing and benefits from gated access to the front.

Early Viewing is advised.





Springwood Grove York YO26 5ND

Freehold
Council Tax Band - E

- Detached House
- Four Bedrooms
- Modern Dining Kitchen
- Master Bedroom With En-Suite Shower Room & Dressing Room
- Guest Bedroom With En-Suite Shower Room
- Utility Room & Ground Floor W.C.
- Garage & Rear Garden
- EPC - C

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

