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- EPC TBC
  - Electric Car Charging
  - Off Street Parking With
  - Two Bathrooms
  - Three Double Bedrooms
  - Semi Detached
  - New Build House
- Freehold  
Council Tax Band - New Build
- # Grosvenor Road Off Bootham, York YO30 7AN

When every element has been taken into account the accuracy of the floor plan measurements of doors, windows, rooms and other areas are guaranteed and no responsibility is taken for any omission or misstatement. This plan is for guidance purposes only and should be used as a guide only as to their general appearance. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Measurements are given in metres and feet. Measurements are given to the nearest millimetre.

TOTAL FLOOR AREA: 892 sq. ft. (82.8 sq. m.) approx.



Grosvenor Road  
Off Bootham, York  
YO30 7AN

£475,000



A unique new build three bedroom semi detached town house, offering the potential purchaser a wonderful energy efficient home in a sought after location. Now offered with a £5000.00 contribution towards stamp duty costs on reservations made before April 1st 2025.

Located just off Bootham in a private development of two new build homes, conveniently positioned for quick access to York city centre, York Railway Station and the popular schools of Bootham and St Peters. A wealth of modern features have been created throughout this property, such as Aluminium windows with bi-fold doors, glazed Juliette balconies, under floor heating to the ground floor and electric car charger points.

The accommodation in brief, entering the property through the front hallway which includes a ground floor W.C and the staircase with a luxury vinyl tile in a herringbone pattern and underfloor heating throughout the ground floor. To the front of the property is a modern living room with dual aspect windows and oak doors. To the rear is the open plan dining/ kitchen in pencil grey with and copper trim and matching taps. The white quartz worktops include a central island with a breakfast bar and feature glass splashback to the cooker. The aluminium bifold doors open onto the rear garden creating a light dining space with easy access onto the garden.

To the first floor are three double bedrooms, a central family bathroom, with the main bedroom benefitting from a Juliette balcony and an ensuite bathroom. The modern bathrooms include illuminated mirrors, shaving points and a three piece suite with matt black taps and shower screen. The oak effect plank floor tiles are complimented by the light grey full height wall tiles.

Externally, plot 1 offers a private off street parking space with an electric car charging point as well as a landscaped garden with a high fenced boundary wall.

