



MAPLE HOUSE, YORK YO30

£500,000

NORTH
RESIDENTIAL

A contemporary and bespoke home, with fine attention to detail. Offering impressive entertaining space. Featuring a relaxing, ambient atmosphere, in this sought-after York location. Providing an enclosed garden and allocated parking. City living at its finest.

This is a beautiful and welcoming home which is presented in a superior condition and has been meticulously designed and constructed. The property has fantastic accommodation of about 872sqft in total and is perfectly enhanced for modern living, being situated within a central setting, highly convenient within York. This is an accessible location, with easy access to the amenities of the city. The property has an excellent energy efficiency rating of Band A.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning home has had great thought invested into the design. Benefitting from being naturally light throughout; the accommodation offers wonderful flexible space, and this strengthens the living and entertaining capacity of the whole house. It is in an ideal position, within walking distance of all the amenities, retail and leisure York offers.

			
3	2	1	1 secure & gated allocated space
Tenure Freehold	Local Authority City of York	Council Tax Band Band C	EPC Rating Band A





Introduction.

The property has been meticulously designed by a small scale developer who focus on bespoke, quality builds. There is beautiful space for formal and family dining and entertaining and this flows into the garden. The accommodation provides attractive proportions, there is the benefit of aluminium double glazing throughout, and the quality of the finish is of a high standard, with under floor heating throughout the ground floor.

Time, care, and attention to detail has been invested throughout the house which has resulted in a rare opportunity to live in this immaculate and pristine property. With a layout that flows harmoniously throughout, it is a perfect home for city living.

Property description.

The dining kitchen is a focal point in the house, with its bi-folding doors leading into the south facing garden, the contemporary designed units with integrated appliances include a fridge freezer, hob, oven, dishwasher and are complemented by a white quartz work surface. The herringbone designed floor provides a tasteful finish to this stunning entertaining space. The sitting room provides an attractive dual aspect design, and the remaining ground floor accommodation includes a modern WC and generously sized hall.

The first floor has three double bedrooms, the principal bedroom has an attractive Juliette balcony which enhances the natural light into the room and it benefits from an en-suite shower room. Bedrooms two and three share the family bathroom.





Outside.

The south facing garden is fully enclosed and there is allocated parking behind private gates for one vehicle, the space has an EV point. There is direct access from the secure parking into the garden. The garden has a generous patio and lawn.

Services.

Mains gas central heating. Mains drainage and electricity.

Directions.

Postcode – YO30 7AN

For a precise location, please use the What3words App///pints.corner.active









Location.

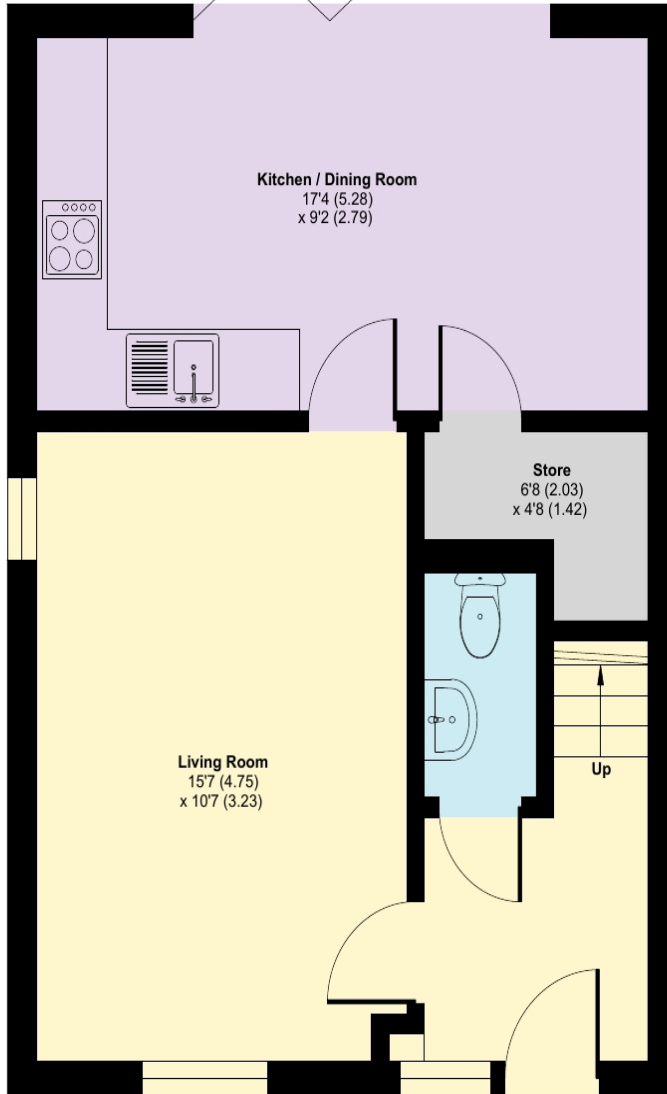
The very best of York is all within walking distance, allowing the joy of living in this great city to be maximised. The River Ouse, St. Peter's School and Clifton Green are close by. York Sports Club, York Tennis Club and Clifton Cricket Club are located just off the A19. The open space of Clifton Ings and walks along the Ouse can be easily enjoyed. The mainline railway at York station is also accessible and located to the south, while York hospital can be reached on foot to the east. York St John University, Museum Gardens, and York Minster can also be reached on foot. The rich history of York, its fine selection of restaurants, cafes, independent and national retailers can be enjoyed. The theatre, museums, cultural and sporting amenities are all within easy reach of the property.



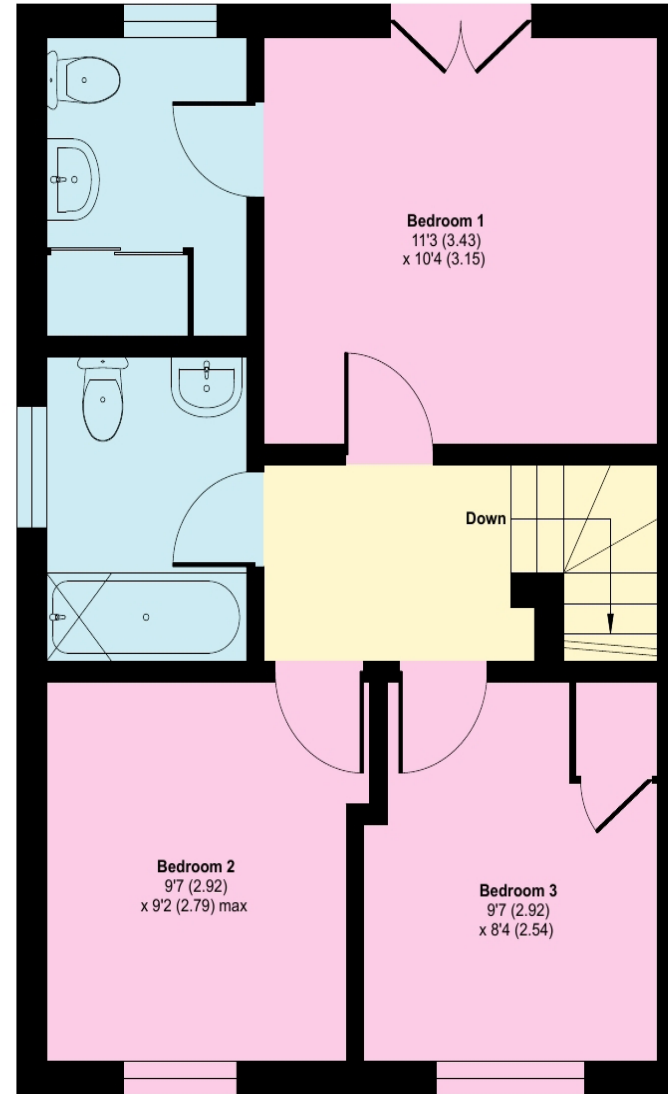
Plum Tree House, Grosvenor Road, York, YO30

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs dated December 2024.

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