



St. Aelreds Mews, York Asking Price £385,000

**** STUNNING LANDSCAPED GARDEN ****

A three year old modern town house boasting ideal family living accommodation set across three floors. The property features ground and first floor living rooms, a superb integrated kitchen with separate utility and detached garage.



Internal Accommodation

Situated within the heart of a renowned award nominated development, this immaculately presented town house is ideal for young and mature families alike.

Internally the property is entered through a double glazed front door into a spacious reception hall with staircase leading to the first floor accommodation. The hall features a built-in under stairs storage cupboard housing the central heating boiler.

Situated off the entrance hall is a downstairs cloakroom with low flush W/C and pedestal wash hand basin. The cloakroom includes a strip light with shaving socket and radiator.

The principle ground floor reception room is a spacious lounge with double glazed patio doors leading out onto the garden beyond. The lounge benefits further from a second under stairs storage cupboard as well as a radiator, three quarter height double glazed casement window and television aerial point.



One of the feature rooms of the property is the contemporary breakfast kitchen, having a stylish range of high gloss base units to three sides with working surfaces over it, incorporating a stainless steel sink unit. There is an additional range of matching high level storage cupboards again to three sides with laminated splashbacks. The kitchen includes a built-in electric oven and grill with 4 point AEG induction hob over with brushed stainless steel extractor canopy above. There is an integrated dishwasher as well as built-in fridge and freezer units.

Located off the kitchen is a utility room with an additional fitted worktop, stainless steel sink unit and recess under with built-in automatic washing machine. The utility room has a double radiator and extractor fan.

The first floor landing services all the first floor accommodation and has a further staircase leading to the second floor accommodation.

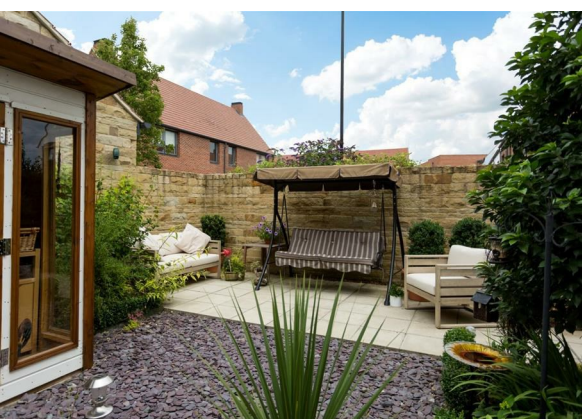


The first floor accommodation is flexible in nature and is currently set up with a second living room with feature wall mounted contemporary electric fire (available by negotiation), television aerial point and range of double glazed casement windows to the front and side elevations.

There are two good sized bedrooms on the first floor, one of which is used as a working study and both feature double glazed casement windows and radiators.

The first floor accommodation is completed by a contemporary house bathroom, having a traditional three piece white suite with half height tile splashbacks and heated chrome towel rail. The bathroom includes an extractor fan and strip light with shaving socket.

The second floor landing has a built-in linen cupboard in addition to two further substantial double bedrooms both with radiators, casement windows and a double glazed Velux roof light to the front bedroom.



Crucially there is a second floor shower room having a white low flush W/C and bracketed wash hand basin in addition to a walk-in double fronted shower cubicle with three quarter height tile splashbacks. The shower room also has a heated chrome tower rail, fitted shaving socket and extractor fan.

External Accommodation

Externally, the property occupies a choice corner plot positioned being accessed by motor vehicle onto a flagged driveway which provides off-street parking and in turn accesses the detached single garage which is of stone and tile construction with up and over garage door.

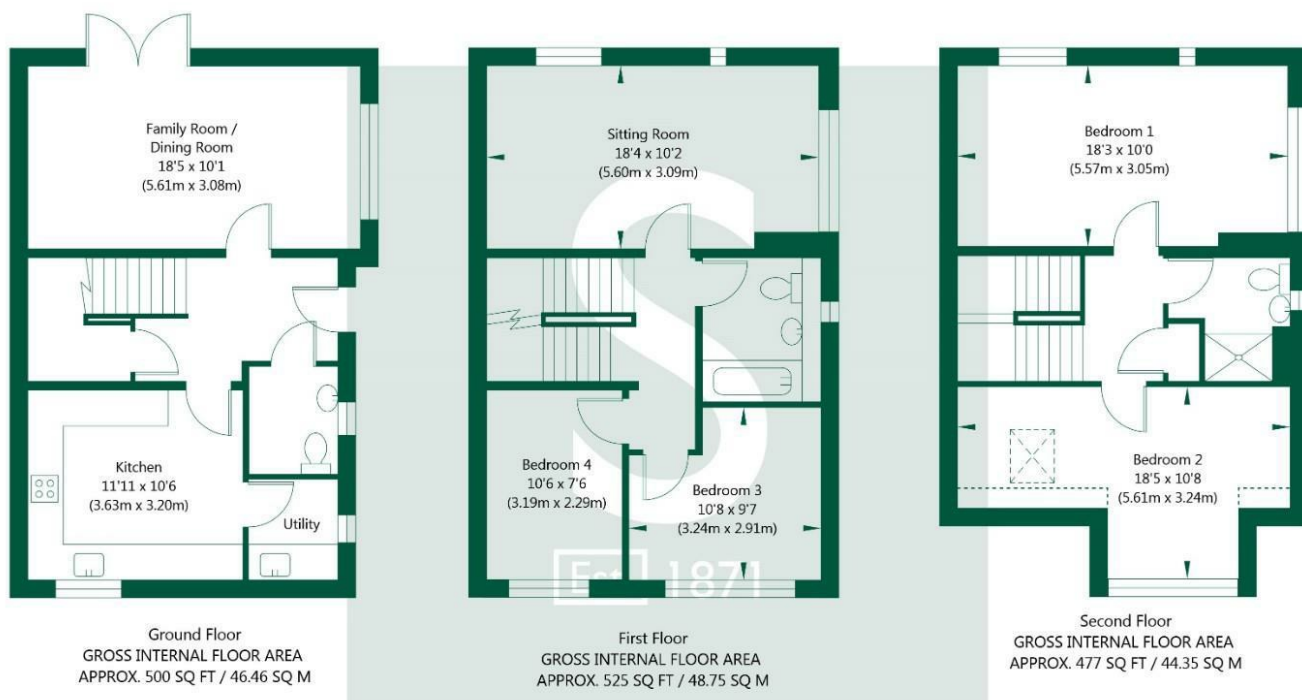
One of the most attractive features of the property is a forecourted front garden with flagged front entrance pathway and patio, and immaculately presented front and side borders behind walled boundaries.

The properties private side garden has been comprehensively landscaped being extensively slate chipped centrally with adjoining side and front patios each providing ample space for free-standing garden furniture. There are twin rectangular herbaceous borders in addition to a bespoke summer house which is available by separate negotiation. The garden is private and enclosed to all sides by fenced and stone walled boundaries providing privacy and security. An outside water tap is available.

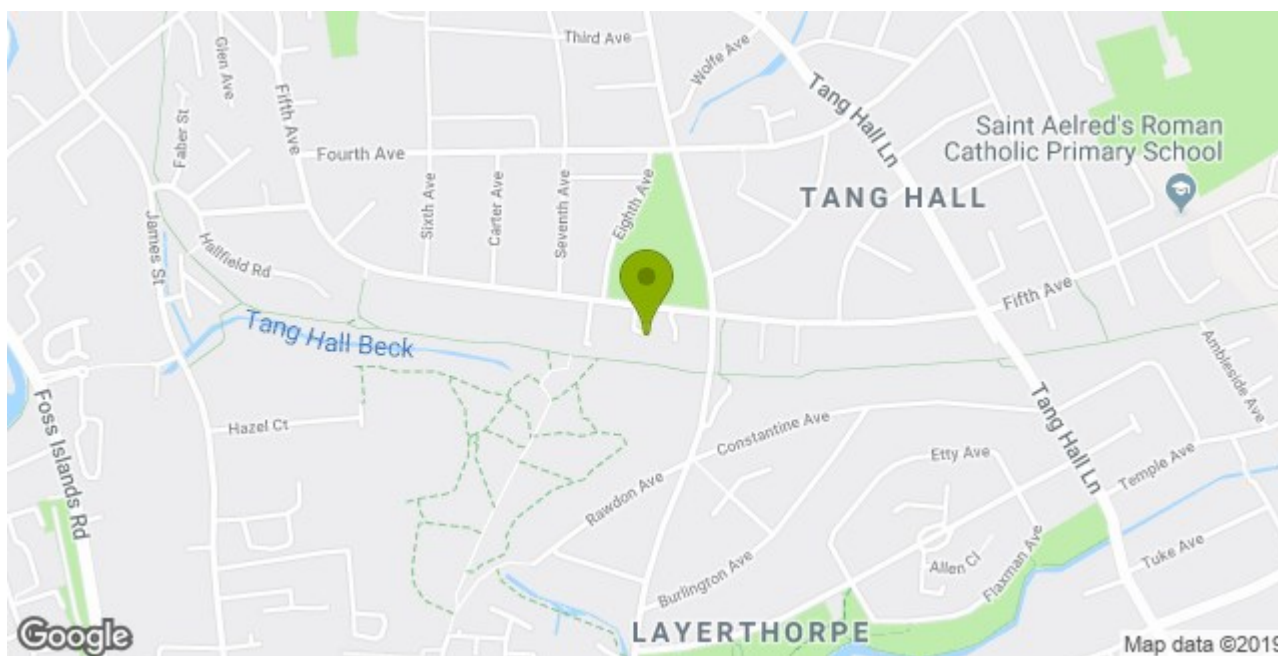


In inspection of both the internal and external accommodation is strongly recommended to appreciate the quality of accommodation on offer.

St Aelreds Mews, York, YO31 0RW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1502 SQ FT / 139.56 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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