



4 Pulleyn Mews
Clifton, York

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CHARTERED SURVEYORS

4 Pulleyn Mews

Clifton, York, YO30 6FE

Sought after York city townhouse with a garage and parking

A smart and stylish modern townhouse forming part of this individual development in a highly desirable part of York.

Built in 2015 and owned by the current owners since new, this three storey modern townhouse offers all that is required for modern, convenient living whilst providing spacious and flexible accommodation throughout. With two living spaces, four bedrooms and two bathrooms, the property can suit a variety of requirements. Not least with the best schools in York within easy reach.

Ideal for those seeking the bustle of the nearby city centre, yet offering village style local amenities close by.

Freehold for sale

- Remarkably spacious townhouse of approximately 1,344 sq ft arranged over three floors, with terrace courtyard, garage and private parking
- Ground floor family room and first floor living room
- Fitted breakfast kitchen with Dekton worksurfaces, built-in appliances, Quooker instant boiling water tap and French doors onto the private terraced courtyard
- Principal bedroom with en suite shower room and fitted wardrobes.
- Three further bedrooms, one with fitted wardrobes and a house bathroom
- Benefiting from underfloor heating and an Energy Efficiency Rating B making for an incredibly eco friendly home. LABC Warranty available until December 2024
- Ultra Fibreoptic broadband achieving up to 900mb speed
- Single garage and parking space
- Access to the development via secure electronic gates

- Located in a prestigious residential area within walking distance from the city centre and railway station with lovely river walks nearby. Bootham & St Peter's Schools both within close proximity

Outside

The property is set back from the road behind a low wall and wrought iron railings. To the rear is an enclosed private courtyard garden, block paved terraced area and artificial grass. A single garage and parking to the front is included. The parking and garage is accessed via a secure electric gate which gives peace of mind and the bonus of a 'lock up and leave' style home.

Environs

City centre ½ mile, York Railway Station 1 mile.
(Distances approximate)

Pulleyn Mews is ideally located for quick and easy access to the bustling city centre along the Georgian thoroughfare of Bootham. A Sainsbury's Local and Spar conveniently lie a few minutes' walk away, as do two independent schools, St Peter's School and Bootham. The railway station can be reached easily on foot, with London Kings Cross a tantalising 2 hours by train. For dog owners and keen cyclists, there are miles of riverside walking and cycle paths to Clifton Ings and far beyond.

General

Services: All mains services

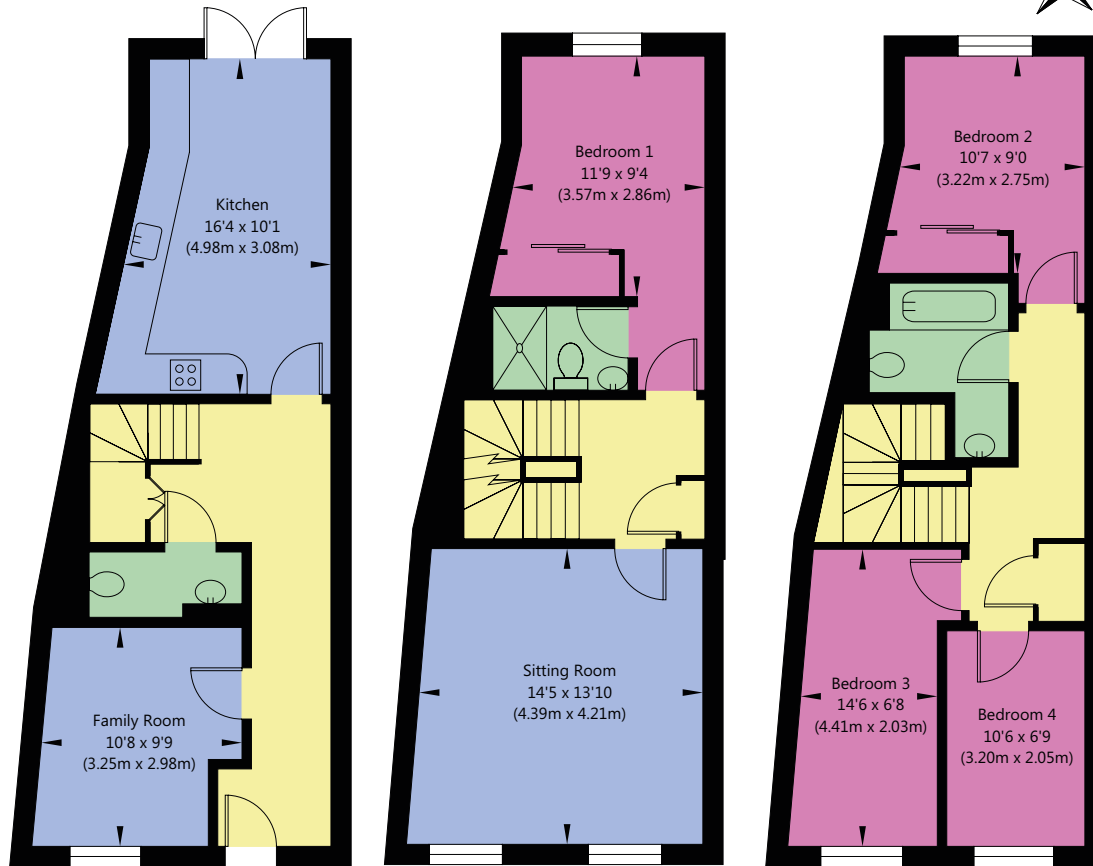
Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: City of York 01904 551550

Directions: Leaving York along Bootham/A19 north, continue ahead with St Peter's School on the left and turn right just before the pedestrian crossing into Pulleyn Mews.



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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 444 SQ FT / 41.24 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 447 SQ FT / 41.48 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 453 SQ FT / 42.06 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1344 SQ FT / 124.78 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	93
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



01904 671672
blenkinandco.com

29 High Petergate
York, YO1 7HP
edward.hartshorne@blenkinandco.com

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