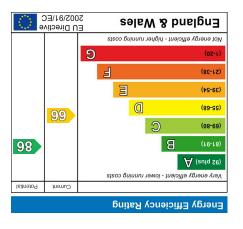


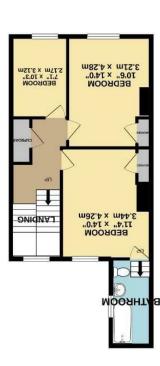
12T FLOOR 14.0 sq.ft. (50.1 sq.m.) approx. GROUND FLOOR 725 sq.ft. (67.3 sq.m.) approx.

35

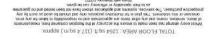
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In protice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or an or an offer or an offer

Penleys Grove Street, York

£425,000

37 Penleys Grove Street, York, YO31 7PW



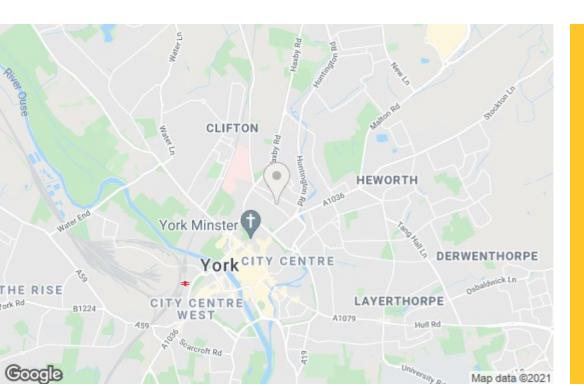












Description

An elegant period terrace house conveniently situated in one of the most sought after locations in the City. Penleys Grove Street is situated just off Monkgate, a short walk from the Minster and all the benefits of the City centre are practically on the doorstep. The property has been a much loved family home, and offers potential for a buyer to put their own stamp on it. Unlike other period homes in the area the property boasts a wonderful rear garden with outbuildings.

The internal accommodation comprises of an entrance hallway leading to the two principle reception rooms, with the living room featuring a deep bay window allowing light to flood through and a fitted kitchen. To finish the ground floor accommodation is a porch area with access to the rear garden. To the first floor are three well proportioned bedrooms, with the house bathroom off the master bedroom. The recently fitted bathroom, boasts a modern three piece suite complemented by metro tiles.

Externally to the rear is an impressive rear garden with a patio area and various outbuildings with potential to convert (subject to planning permission.) A rare property to come to market, viewing is highly recommended.