

## Penleys Grove Street, , York, YO31 7PW

- STUNNING PROPERTY
- OFF STREET PARKING
- COUNCIL TAX BAND F
- GARDEN
- SHORT WALK TO CITY WALLS
- EPC RATING D

**Asking Price £775,000**





# Penleys Grove Street, , York, YO31 7PW

## DESCRIPTION

A stunning, double fronted, period home just a short walk from York's historic city walls.

Upon entering the property, you have a spacious entrance hall with wooden flooring. The hall gives access to the principal reception rooms as well as a ground floor shower room and door to the rear garden.

To the front of the property you have the first two reception rooms, currently used as a sitting room and games room each have attractive feature fireplaces, as well as large sash windows allowing in plenty of light.

To the rear you have a further reception room, currently used as a formal dining room with built in storage either side of the chimney breast. The dining room leads through to the kitchen with a range of base and wall units as well as integrated appliances and a breakfast bar, beyond the kitchen you have a further utility/boiler room.

The ground floor is completed by the fifth bedroom which could easily be used for a variety of other purposes such as home office or playroom if preferred.

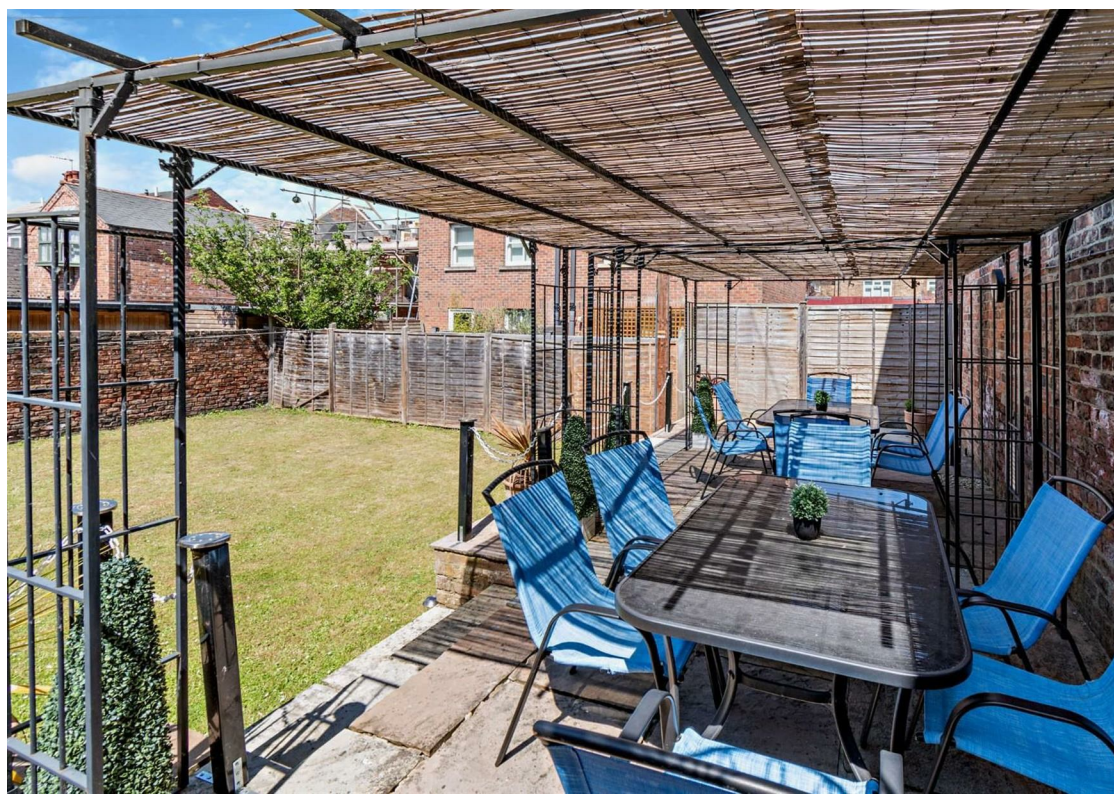
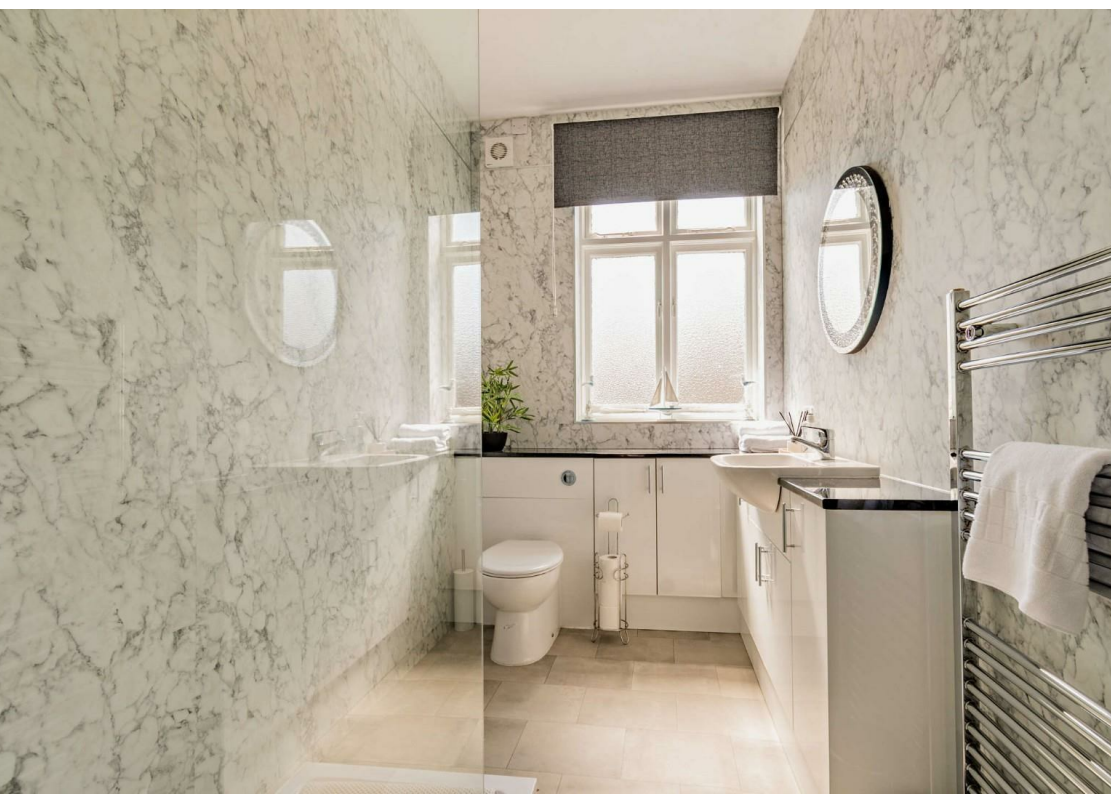
To the first floor you have four double bedrooms and the family shower room which features a sink, W.C and walk in shower cubicle.

Externally the property has a walled forecourt and a driveway to the side providing much sought after off street parking this close to the city centre. To the rear you have an enclosed, private garden, largely laid to lawn with a decked seating area and patio providing the perfect place for entertaining and enjoying the summer sun.

Viewing of this property is highly recommended to truly appreciate all it has to offer and the quality of the accommodation.



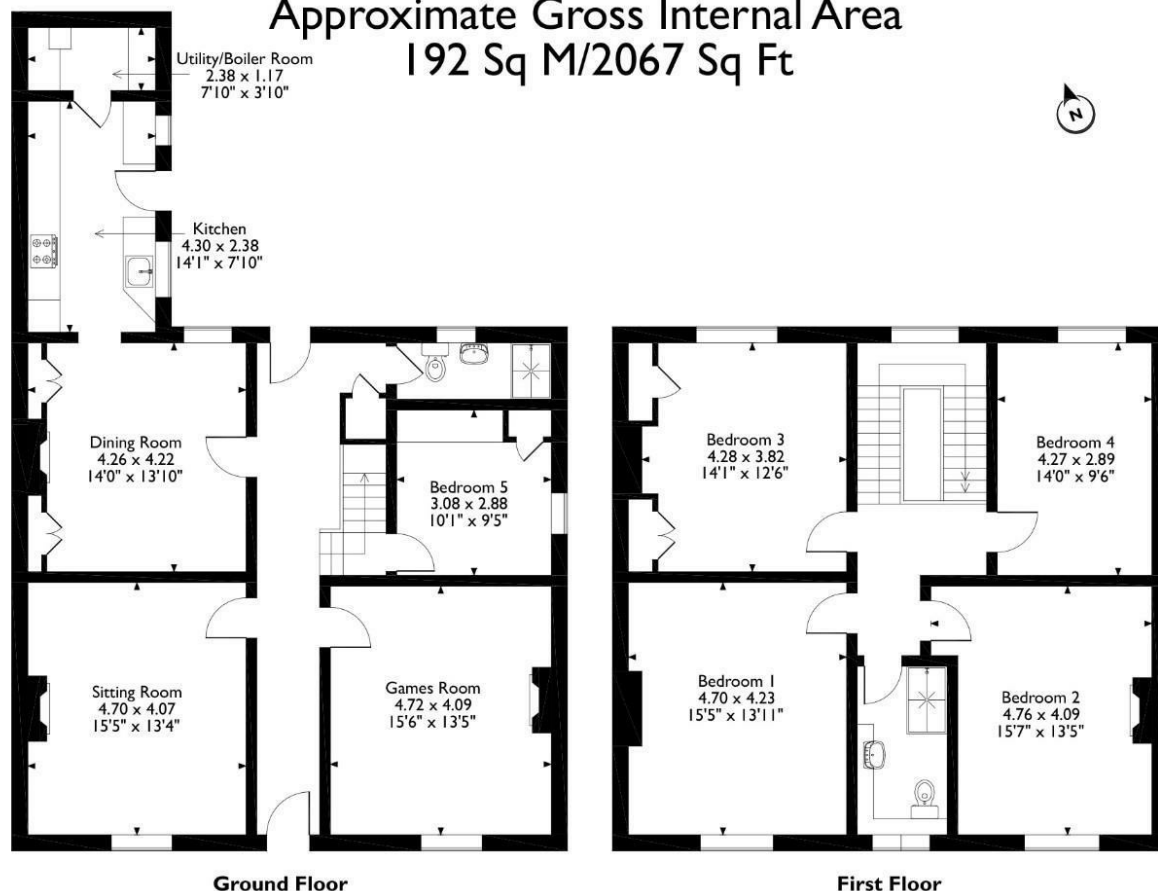






# 17 Penleys Grove Street, York, North Yorkshire

## Approximate Gross Internal Area 192 Sq M/2067 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

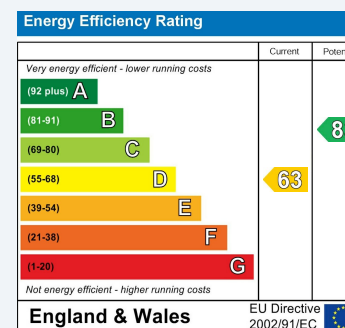
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.