



## Grosvenor Park, York, YO30 6BX

- Sought After Location
- Garage and Parking
- Well Maintained
- No Onward Chain
- Ensuite
- Council Tax Band E

£495,000

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# Grosvenor Park, York, YO30 6BX

## DESCRIPTION

A well maintained, elegant townhouse located in a sought after residential location just off Bootham with excellent access to York city centre, and in close proximity to both St Peter's & Bootham schools. Offered for sale with no onward chain.

As well as access to the City Centre the property also has a good range of local amenities, access to the railway station via Scarborough bridge and pleasant riverside walks.

Upon entering the property there is an entrance hall with store cupboard and W.C. To the front is a bedroom which is currently used as a home office. The kitchen diner is to the rear and offers a range of base and wall units with integrated appliances and space for a free standing oven and patio doors leading out to the rear courtyard.

To the first floor is the bright and airy living room with Juliette balcony. There is also a bedroom and the family bathroom with sink, W.C and bath.

The second floor has two more bedrooms, the main of which has ensuite shower room.

Externally there is a private courtyard with gated access to the parking area behind with an allocated space and single garage.

There is a maintenance charge of £500 PA to cover the upkeep of communal areas.

The seller is also prepared to leave the majority of the furniture for the right buyer.





3, Grosvenor Park, York  
 Approximate Gross Internal Area  
 Main House = 118 Sq M/1270 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 133 Sq M/1431 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

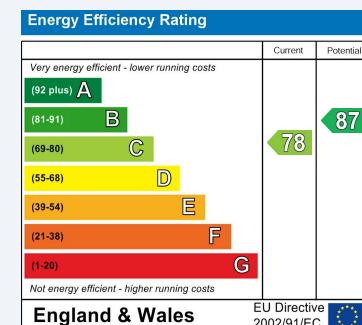
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### 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.