



Melrosegate, York YO31 0RP

Stephensons
estate agents & chartered surveyors

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EST 1871



Upon entering, you are welcomed into a bright hallway leading through to the impressive open plan kitchen, dining, and living area to the rear. This contemporary space is fitted with a range of modern units and integrated appliances, with ample room for dining and a comfortable seating area – perfect for everyday family life and entertaining. French doors open out onto the rear garden, seamlessly connecting indoor and outdoor living. To the front of the ground floor is a separate generous sitting room featuring a large bay window and feature multi fuel stove, creating a warm and inviting atmosphere. Completing the ground floor is a useful utility room and WC.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in or fitted wardrobes, served by a modern family bathroom. There is also a convenient storage cupboard located on the landing.

The second floor hosts the spacious principal bedroom with en-suite shower room, offering a private retreat with plenty of space to install fitted wardrobes if desired.

Externally, the property benefits from a driveway to the front providing off-street parking and access to the detached garage, which is equipped with power and offers excellent additional storage or workshop potential. The enclosed west facing rear garden features a generous patio area ideal for outdoor dining and relaxation, leading onto a lawned area. At the far end of the garden is a timber cabin, currently set up as a relaxing outdoor room with additional storage, creating a versatile and peaceful space to enjoy.

Melrosegate remains a sought-after area, offering excellent local amenities, well-regarded schools, and easy access to York city centre and major transport links.

Early viewing is highly recommended to appreciate the layout, versatility, and lifestyle this superb home offers.

Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: C





Council Tax: C - City of York

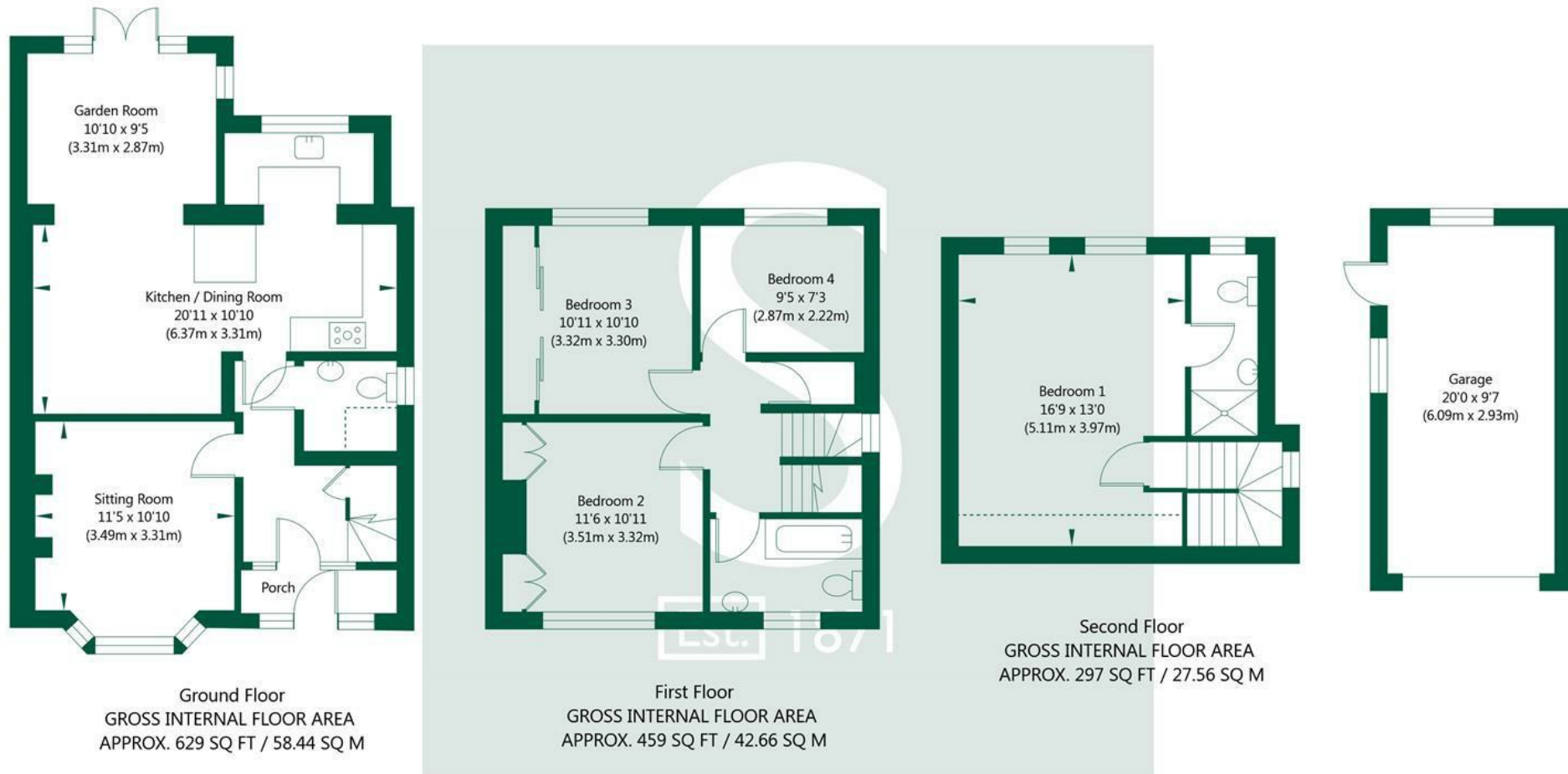
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1385 SQ FT / 128.66 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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