



3 Alf Patrick Court, Grovesnor Road

York, YO30 7EQ

**£255,000**

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We are delighted to offer For Sale this fabulous Freehold Coach House Apartment located off the popular residential area of Bootham and therefore convenient for York City Centre, Railway Station, Hospital and York St. John's University. This recently built home is suitable for a variety of buyers located in a quiet location close to the city walls. The bright and airy living accommodation comprises; entrance hallway, large living/kitchen with dual aspect and fitted appliances, double bedroom and three piece shower room. Also as part of the property is a good sized integral garage with up and over door, brick garden store and secluded rear lawned garden. The property also benefits from uPVC double glazing and central heating. An accompanied viewing is highly recommended.

### **Entrance Hallway**

Entrance door, double panelled radiator, carpeted stairs to first floor

### **Landing**

Carpeted flooring, window to rear, double panelled radiator, power points

### **Living/Dining Area**

Two uPVC windows to front, vinyl flooring, two double panelled radiator, loft access, TV and power points

### **Kitchen Area**

Double glazed window to rear, fitted wall and base unit with quartz worktop and breakfast bar, integrated fridge/freezer, washer/dryer, dishwasher, oven and hob, luxury vinyl tiling, power points, recessed spotlights, power points

### **Bedroom**

uPVC window to front, large storage cupboard, carpeted flooring, single panelled radiator, power points

### **Shower Room**

Walk-in shower enclosure, pedestal wash hand basin, low level WC, vinyl flooring, part tiled walls, towel radiator, extractor fan



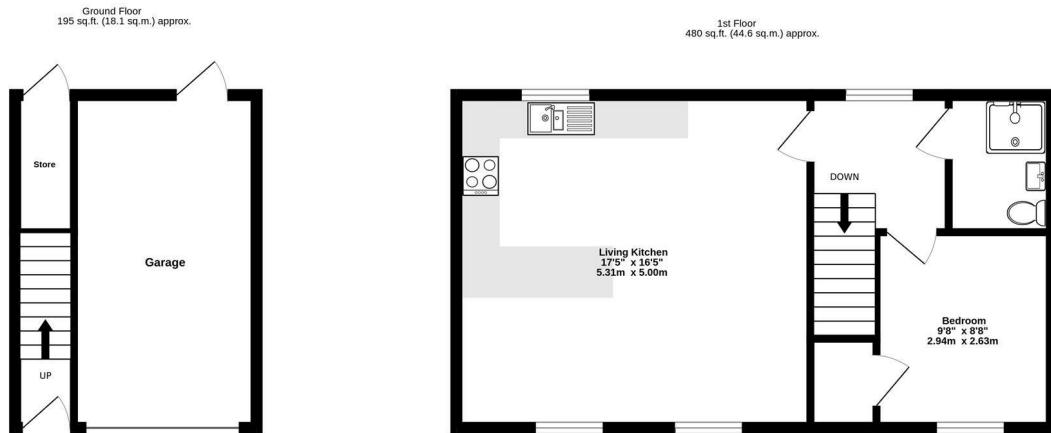


### Outside

Paved driveway, integral single garage with power and lighting, understairs cupboard/garden store with power and lighting, gate to rear pathway, lawned garden, brick boundary and timber fence



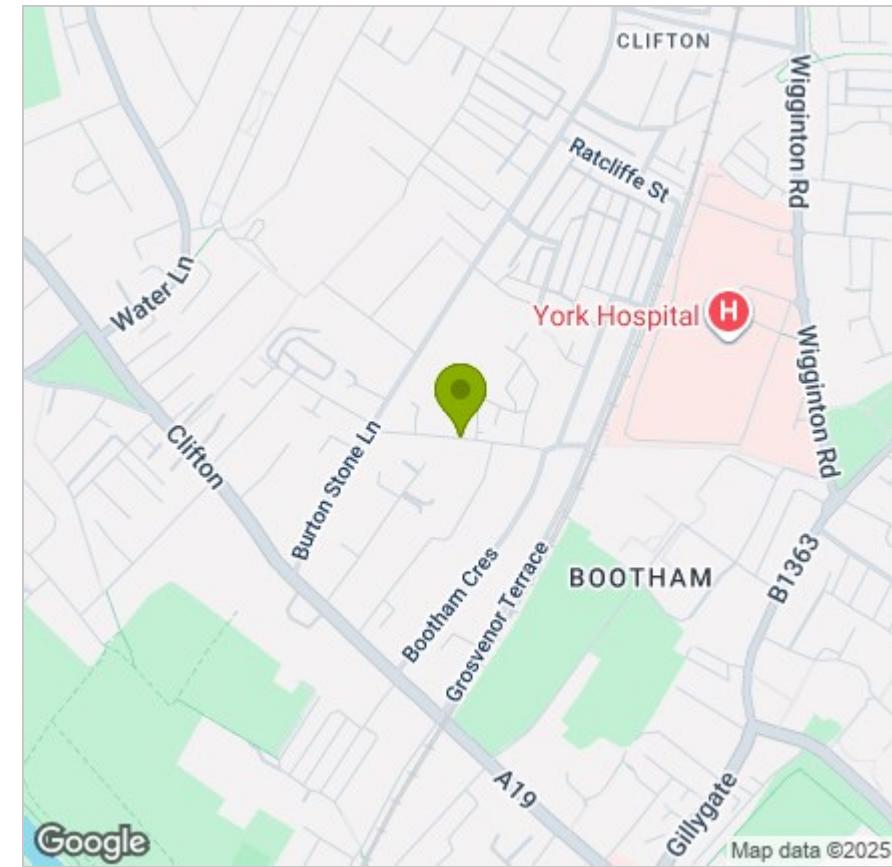
## FLOOR PLAN



TOTAL FLOOR AREA - 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



Google

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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