



3 Alf Patrick Court, Grovesnor Road

York, YO30 7EQ

£255,000



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 the 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

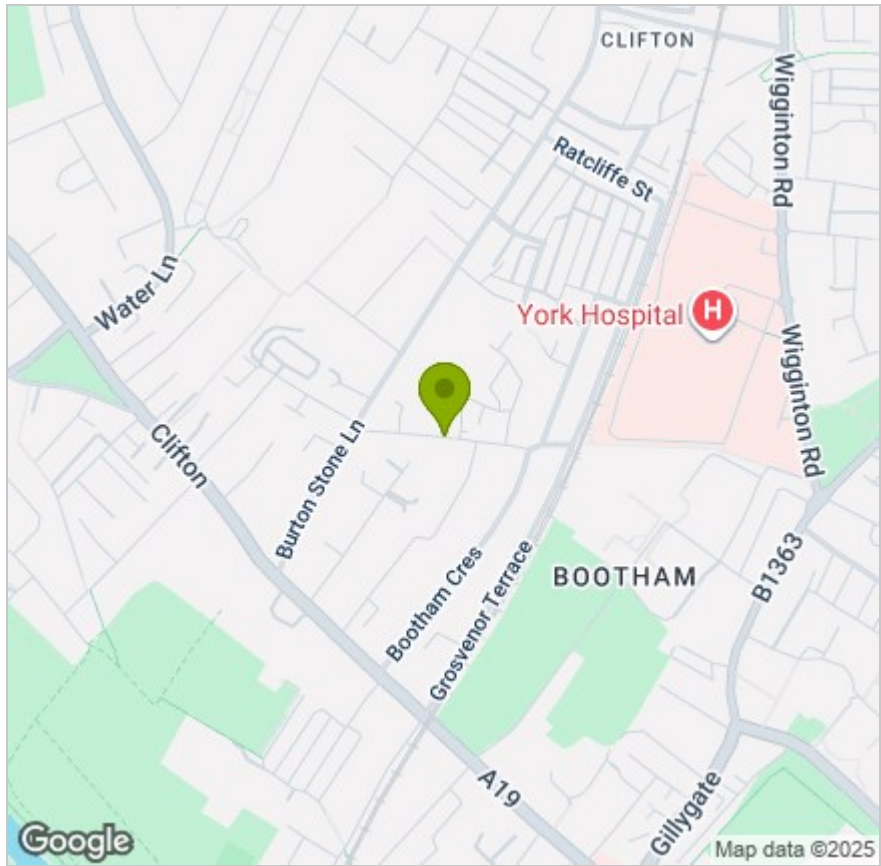
Paved driveway, integral single garage with power and lighting, understairs cupboard/garden store with power and lighting, gate to rear pathway, lawned garden, brick boundary and timber fence



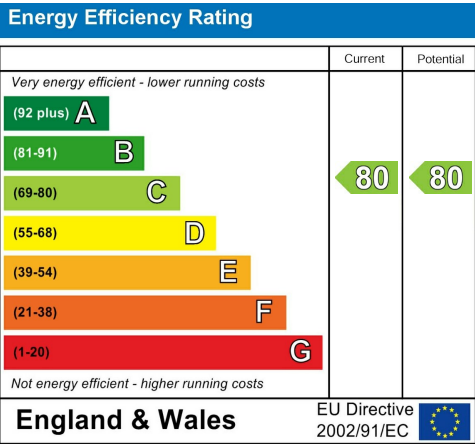
FLOOR PLAN



LOCATION



EPC



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