



Beckon 4 Townend Close  
Marton Cum Grafton York, YO51 9PW  
Guide price £800,000





HIGHLY DESIRABLE VILLAGE OF MARTON CUM GRAFTON

STUNNING FAMILY DINING KITCHEN, SITTING ROOM, UTILITY, GROUND FLOOR WC AND STUDY

FOUR BEDROOMS MASTER WITH ENSUITE, MASTER SHOWER ROOM, LANDSCAPED GARDEN WITH PEGOLA PERFECT FOR ALFRESCO DINING

EXCLUSIVE HIGH QUALITY PROPERTY, ENERGY EFFICIENT HOME

1,937 SQ FT OF ACCOMMODATION

REMAINDER OF NEW BUILD WARRANTY

PARKING FOR MULTIPLE VEHICLES + DOUBLE GARAGE

EXCELLENT COMMUTER ACCESS TO THE A1M

CLOSE TO VILLAGE SHOP, PUB, SCHOOL



## Description

Nestled in the picturesque village of Marton Cum Grafton, York, this enchanting detached house on Townend Close represents the perfect synergy of comfort and contemporary living. With four generously sized bedrooms, this residence is tailored for families seeking a peaceful retreat while remaining conveniently close to the vibrant amenities of York.

As you step inside, you are greeted by a spacious and inviting reception room that exudes warmth and charm, setting the stage for cozy evenings or lively gatherings with friends and family. The thoughtfully designed open layout ensures a seamless flow from one room to another, creating a cohesive and harmonious living environment that is both functional and aesthetically pleasing.

The property features two elegantly appointed bathrooms, designed to meet the demands of a bustling household. Each bathroom showcases modern fixtures and sophisticated finishes, marrying style with practicality to enhance your daily routine.

Surrounded by breathtaking countryside and a welcoming community, this area offers an idyllic setting for those who cherish a tranquil lifestyle. Local shops, schools, and recreational facilities are just a stone's throw away, ensuring that all your needs are easily met without sacrificing the serenity this location provides.

This home is more than just a structure; it is a sanctuary where cherished memories are waiting to be made. Whether you're looking to settle down in a nurturing environment or seeking a property with exceptional potential, this house on Townend Close is a remarkable opportunity that should not be overlooked.

## Location

This property is superbly situated in the heart of a highly sought-after village, boasting excellent amenities such as a primary school, church, pub, and village shop and post office. The well known pub, excellent village shop are all within a couple of minutes walk and the very active village is renowned for its annual Open Gardens spectacle  
Its prime location offers convenient access to the A1M,

providing direct links to Yorkshire's commercial centers and beyond. Additionally, it's strategically positioned for easy reach of the market towns of Boroughbridge and Knaresborough. The historic city of York and the fashionable spa town of Harrogate are both comfortably within driving distance, offering a plethora of facilities and schooling options.









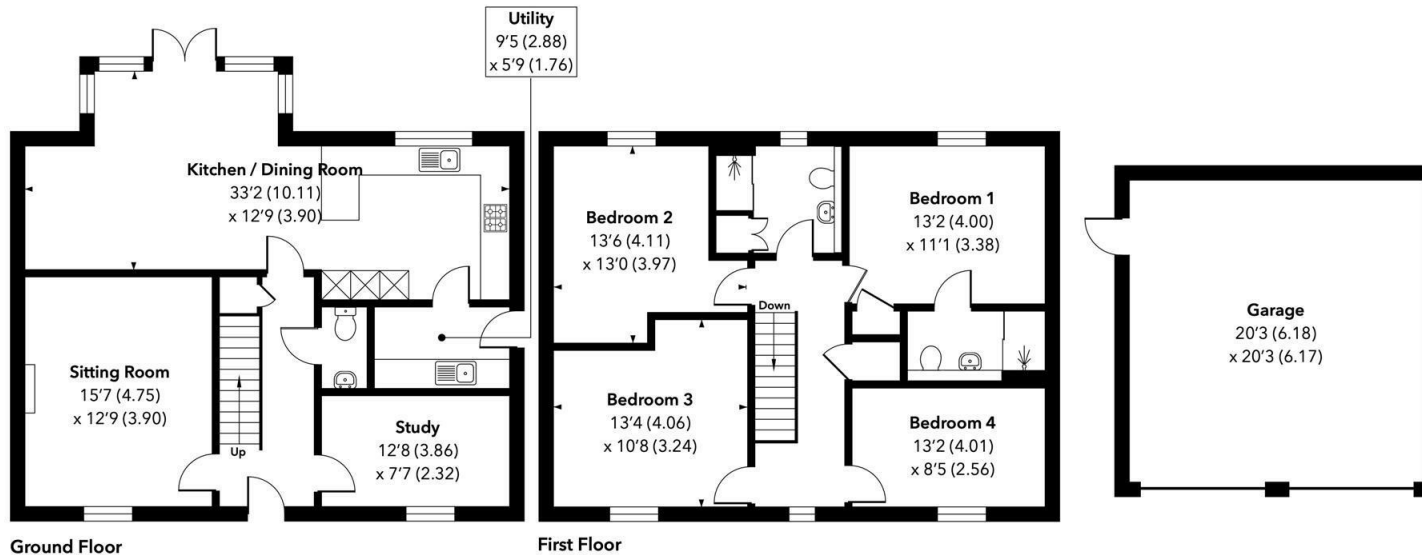




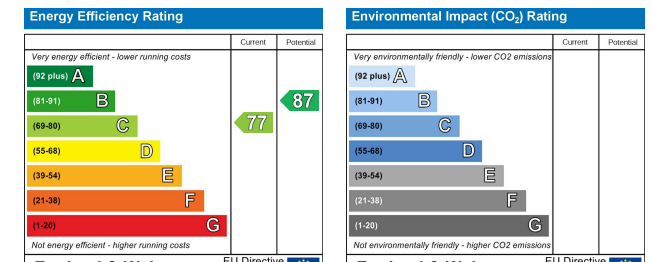
## Townend Close, Marton-cum-Grafton, YO51 9PW

Approximate Area: 1,663 sq ft / 154.5 sq m

Garage: 410 sq ft / 38.1 sq m



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Pursuant to RICS Property Measurement 2nd Edition



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