



WILLOWGREEN

ESTATE AGENTS



## 1-3 Church Mews York, North Yorkshire YO32 9UP

**Prices from £345,000**

**\*\*DUE FOR COMPLETION FEBRUARY 2025\*\***

Church Mews is a contemporary, new build exclusive development, located in the highly popular village of Stockton on the Forest. These wonderful properties offers spacious rooms and offer an open plan living kitchen area. A modern new home in a wonderful village location.

The property comprises; living/kitchen area, master bedroom with en-suite, 2 further bedrooms, a family bathroom and private parking.

The contemporary designed kitchens will include integrated appliances, the ground floor will benefit from underfloor heating. An air source heat pump will provide modern eco-friendly and cost effective system for heating and hot water.

Stockton on the Forest lies about four miles north east of York City centre which is about a ten minute journey, The village is served by the Yorkshire Coastliner bus route Leeds to Scarborough.

The historic City of York boasts an excellent range of shopping facilities, attractions, race course and restaurants.

There are a number of supermarkets in and around the city, including a Waitrose at Foss Islands Road and a large Marks and Spencer at the Vanguard Shopping Park. York Leisure Centre at Monks Cross (about three miles) offers gym facilities, swimming pool and a sports hall with a Clip N Climb arena.

**KITCHEN/LIVING**

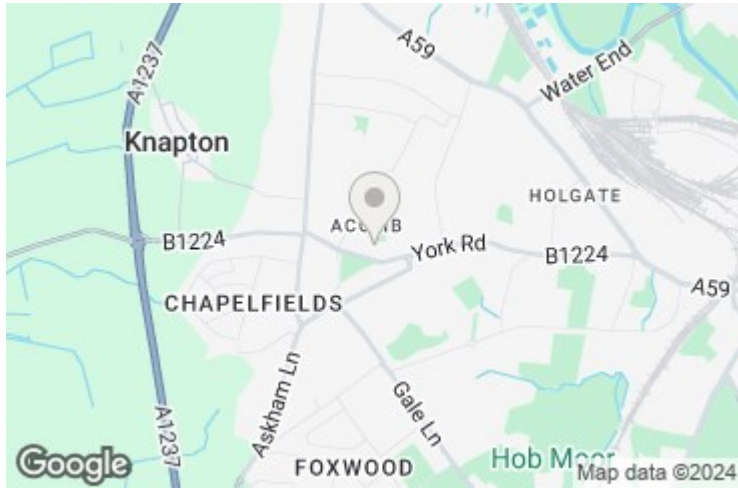
**WC**

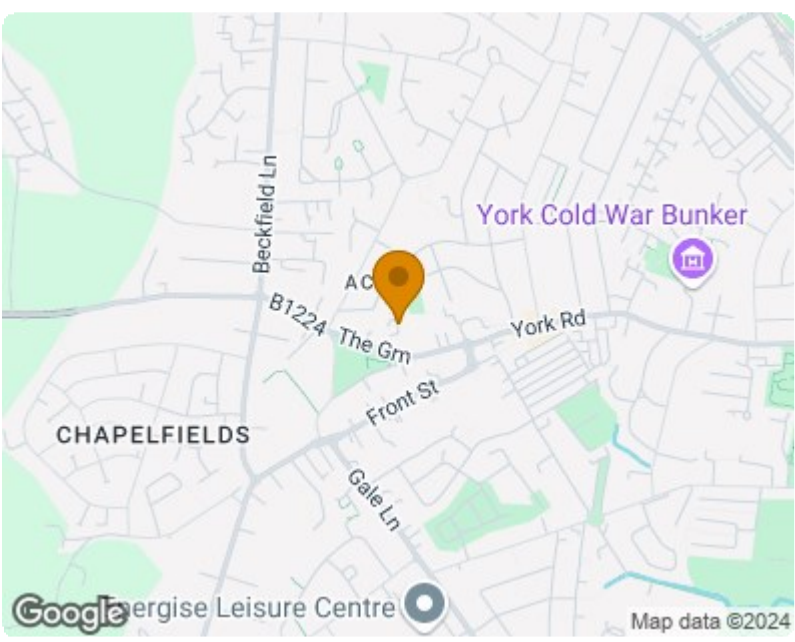
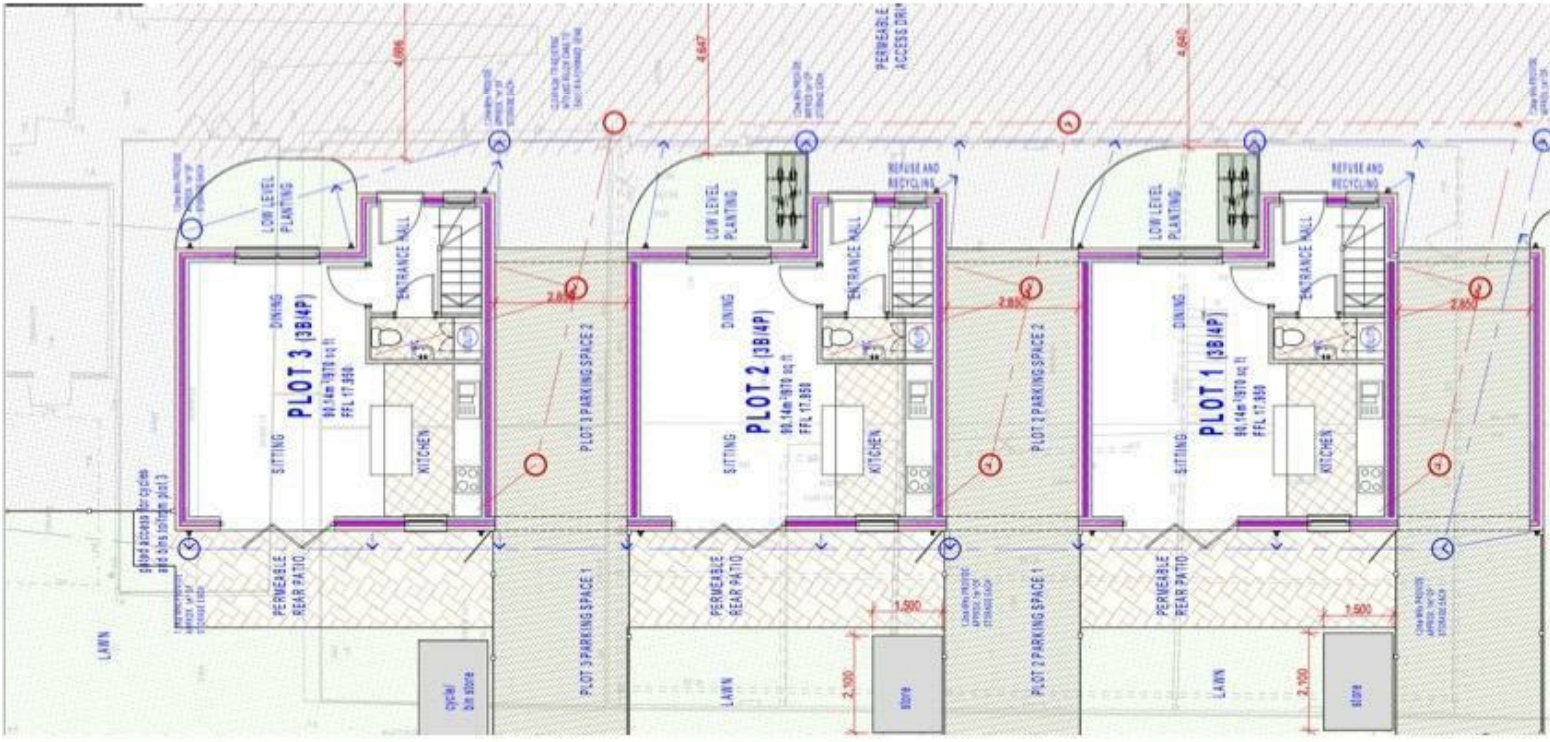
**BEDROOM 1**

**ENSUITE**

**BEDROOM 2**

**BEDROOM 3**





Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



01653 916 600 | enquiries@willowgreenestateagents.co.uk  
 6-8 Market St, Malton, North Yorkshire YO17 7LY  
 Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398