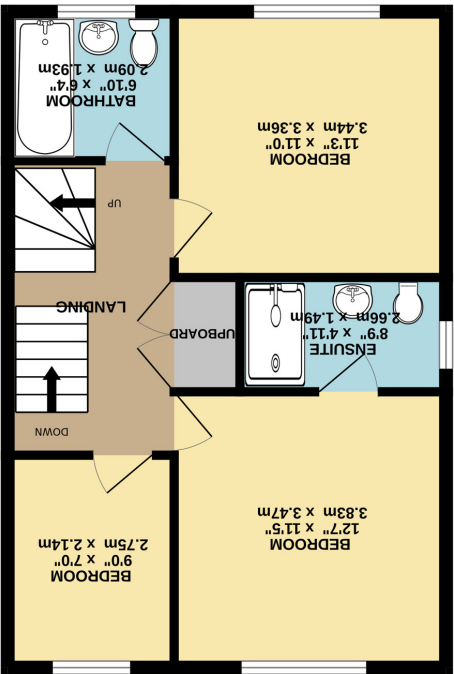
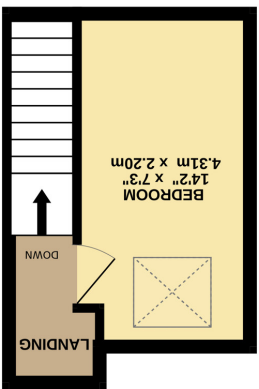


GROUND FLOOR  
54.7 sq. ft. (50.8 sq. m.) approx.



1ST FLOOR  
51.9 sq. ft. (48.2 sq. m.) approx.



2ND FLOOR  
15.1 sq. ft. (14.0 sq. m.) approx.





Mayfield Grove, York YO24 1HJ

Located just off the highly desirable Tadcaster Road and only a stone’s throw from York Racecourse, this superb newly built semi detached home is ready for its first owners to move straight in and enjoy. Thoughtfully designed and finished to a high specification, the property offers generous living space set over three floors, perfectly suited to modern family life. The welcoming entrance hall leads to a convenient ground floor W/C, a spacious living room, and a beautifully appointed dining kitchen. The kitchen features sleek granite worktops and splashbacks, a wide range of wall and base units, and integrated appliances including a tall fridge and freezer, dishwasher, induction hob and oven, with plumbing for a washing machine. Patio doors open out to the rear garden, creating a light-filled, sociable space ideal for entertaining. A useful under-stairs storage cupboard completes the ground floor. To the first floor are three well proportioned bedrooms, including a stylish ensuite shower room to the master, together with a modern three-piece family bathroom. The second floor offers a further good sized bedroom that could also serve as a home office or playroom – providing great flexibility for a variety of lifestyles. Externally, the property benefits from a driveway providing off street parking for one vehicle and an enclosed south-facing rear garden with an Indian stone patio and low maintenance lawn – a perfect setting for relaxing or hosting friends and family. Additional features include underfloor heating to the ground floor, an EV charging point, and an energy-efficient air source heat pump. Ready to move into immediately, this impressive home combines contemporary style, comfort, and convenience in one of York’s most sought-after locations. Early viewing is highly recommended to fully appreciate the quality and space on offer.

- Brand New Home
- Four Bedrooms
- Modern Kitchen with Appliances
- Spacious Lounge
- Master with Ensuite
- Ground Floor W/C
- Driveway
- Low Maintenance Garden

Travelling on Tadcaster Road from York Centre passing the racecourse on your left, take a right turning onto Mayfield Grove. The property is located on the left hand side and can be identified by the Redmove for sale sign.

Positioned on the southern outskirts of York city centre, ideal for the commuter wanting access to the centre and A64 and in turn the motorway network or A1237, A19 or A1079. Local shopping and leisure facilities can be found in the area which include the award winning butchers, Fox & Roman public house, café, plus Tesco and the Park and Ride. The Knavesmire, woods and river at Bishopthorpe are close to the property, ideal for race meetings and walks. At the Knavesmire running, cycling and football clubs can be found. The Centre of York is accessible by an

