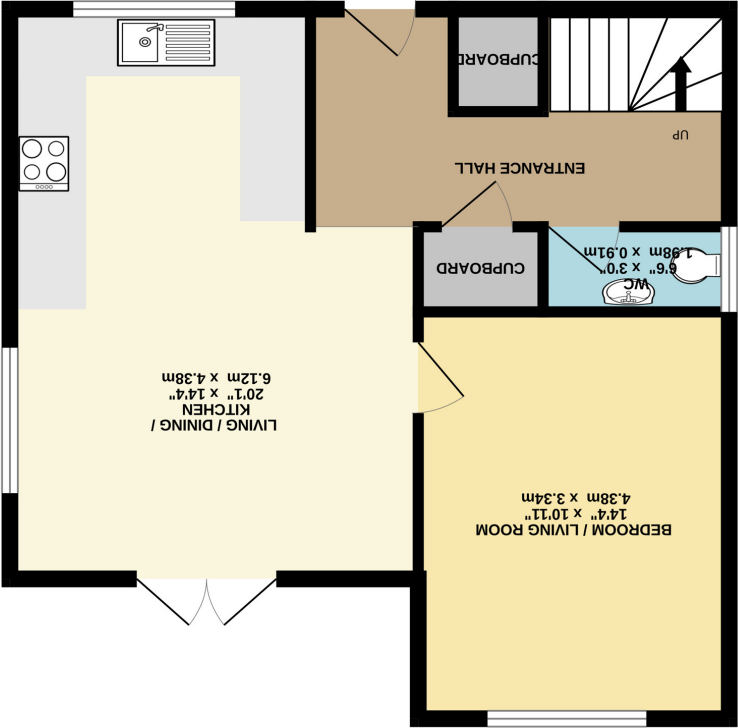
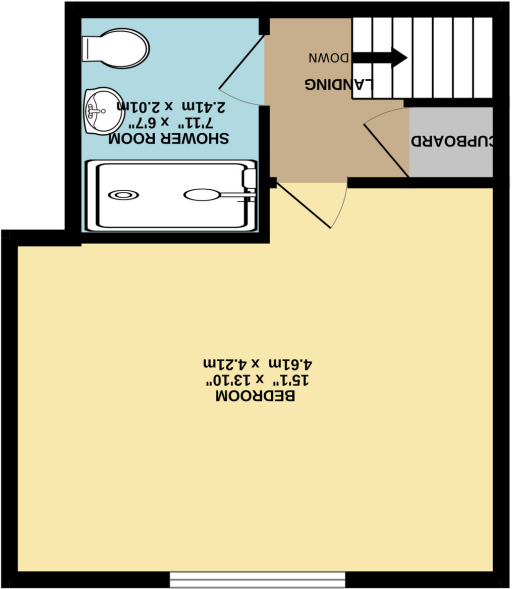


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.





# Mayfield Grove, York YO24 1HJ

A fantastic opportunity to purchase a brand-new detached home tucked away just off the highly sought-after Tadcaster Road, moments from York Racecourse. Built to an exceptional specification and ready to move straight into, this impressive property combines stylish modern design with energy efficient living. The ground floor features a superb open plan kitchen, dining and living area – the perfect space for both relaxing and entertaining. The kitchen is beautifully appointed with a wide range of wall and base units, granite worktops and splashbacks, integrated appliances including a tall fridge freezer and dishwasher, plus space for a washing machine. Patio doors flood the space with natural light and open directly onto the rear garden, ideal for indoor-outdoor living. A versatile large double bedroom or additional reception room offers flexibility to suit a variety of lifestyles, while a convenient ground floor W/C and two useful storage cupboards complete the layout. Upstairs, you'll find a generous double bedroom and a sleek, contemporary shower room. Externally, the property is approached via a large gravelled driveway leading to a welcoming porch entrance. The wrap-around, low-maintenance garden features an Indian stone patio with a desirable south facing aspect – a perfect spot to enjoy the sunshine throughout the day. Further highlights include underfloor heating to the ground floor, an EV charging point, and an air source heat pump for efficient, sustainable living. This is a rare opportunity to acquire a beautifully finished new home in one of York's most desirable locations. Early viewing is highly recommended.

- Brand New House
- Detached
- Large Driveway
- Low Maintenance Gardens
- Modern Open Plan Living
- First Floor Double Bedroom
- First Floor Shower Room
- Ground Floor W/C
- Ground Floor Bedroom / Extra Reception Room

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 excellent bus service, cycle route or leisurely walk.

