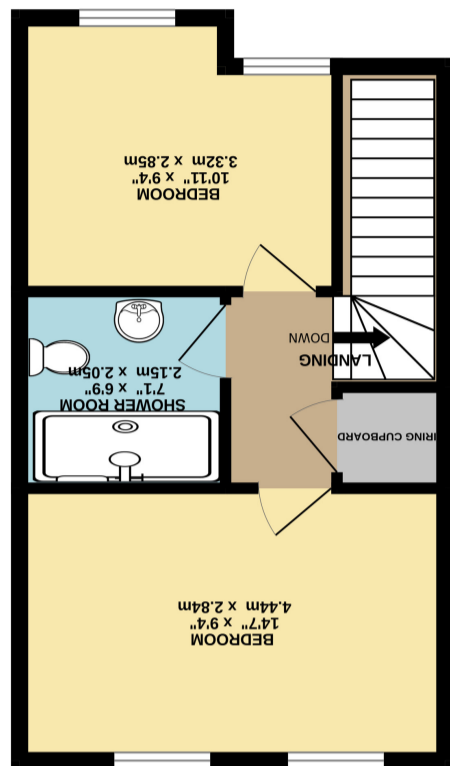
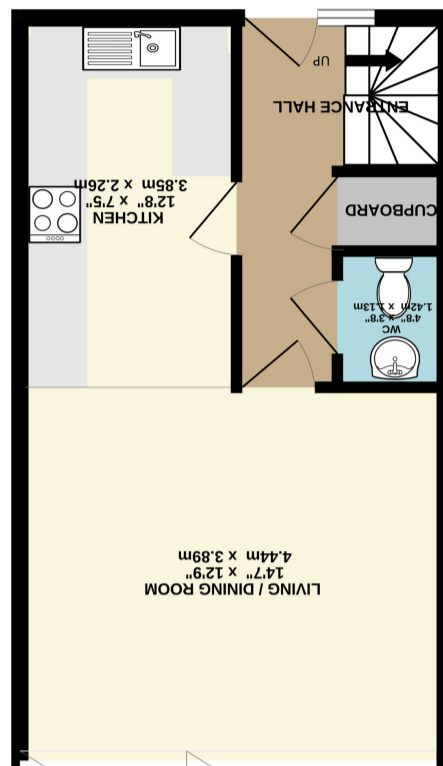


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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1ST FLOOR
358 sq. ft. (33.3 sq.m.) approx.



GROUND FLOOR
370 sq. ft. (34.4 sq.m.) approx.



Wood Street Mews, Wood Street, York YO31 7AL

An extremely rare opportunity to purchase this unique two bedroom semi detached home set within a small gated development of just four recently built homes. Ideally positioned between the sought after areas of East Parade and Heworth Green, this home offers a perfect blend of modern design and cozy charm. Briefly comprising; entrance hallway with a convenient ground floor w/c, modern shaker style kitchen with integrated appliances, living / dining room with bi-folding doors that open seamlessly onto a private, south facing rear garden - a perfect retreat for relaxing or entertaining with family and friends. To the first floor are two good sized double bedrooms, one of which is used as a dressing room / art room by the current owner, a spacious shower room and boiler room for additional storage. Externally, this property boasts private parking, an EV charging point, and a newly added garden shed, ideal for additional storage. The south-facing orientation of the garden ensures a sunlit outdoor space, ideal for gardeners or those who love outdoor living. Located within easy walking distance of York's vibrant city centre and just moments from the lively amenities of East Parade and Heworth Village, this property is perfectly positioned to enjoy the best of both city and village life. We anticipate a high level of interest in this rare find, so early viewing is highly recommended to avoid disappointment.

Please note: The four houses in the mews have set up a management company with companies house for maintenance of the hedge and car park. Currently this company is registered as dormant, the residents each pay £20 PA for keeping the company registered and has no funds. Each resident is registered as a director. The residents opted to maintain the hedge themselves and look after the car parking area, as yet there have been no costs incurred for either.

- Extremely Rare Purchase
- Recently Built
- Gated Development
- Close to City Centre
- Two Double Bedrooms
- Ground Floor W/C
- Bi Folding Doors
- South Facing Garden

Travelling along Layerthorpe away from the City Centre, continue on to Hawthorn Grove. At the mini roundabout take the second exit on to East Parade and then turn left immediately after the co op on to Eastern Terrace. Turn left on to Wood Street and the gated development of Wood Street Mews can be found on the right hand side. The property is on the left hand side.

