

Plot 5, Mount Vale Gardens, York, YO24 1DW

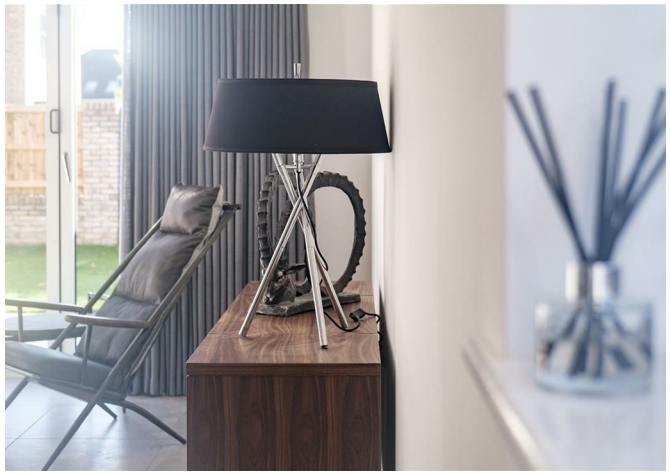
Guide price £849,950

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PRIME RESIDENTIAL









Plot 5 Mount Vale Gardens

Significant brand new home in excess of 2,000 square feet together with garage, plentiful parking and generous garden close to the city centre, racecourse and railway station.

Last property remaining. Stamp duty incentive available. Stunning 4/5 bedroom family home offering versatile and exceptionally well appointed living space over 3 floors. Ideally situated just a short walk from the racecourse, the railway station and the many amenities of the city; the property enjoys a generous garden, a good sized garage and private parking for 3 cars.

Mount Vale Gardens is an exclusive development of just 12 contemporary homes by award winning Mulgrave Properties.

Entrance Hall, WC, Kitchen Family Room, Utility Room, Sitting Room, Master Bedroom Suite with Luxury Bathroom, 2 Further Generous En Suite Bedrooms and a Family Bathroom, Bedroom 5/Study. Large Garage and Workshop Area, Parking For 3 Cars, Gardens and Paved Terrace Seating Area.

DESCRIPTION

This newly released plot is the last remaining property in this exclusive development of 12 impressive houses. The stylish house stands at the head of the development and benefits from versatile and well appointed living spaces with large airy rooms, plentiful private parking and generous gardens, The stylish kitchen is by Symphony and features AEG appliances and silestone worktops, 4 contemporary bathrooms serve 4/5 bedrooms. The ground floor features a stunning free flowing kitchen family room with bi-fold doors to the garden, a separate utility room room ensures the house is as practical as it is attractive. Properties of this size with gardens and such generous private parking are incredibly rare so close to the city and railway station.

Disclaimer – The images shown are for illustrative purposes only, are not plot specific and may vary from finishes within individual properties. The information given is without responsibility on the part of the agent (sellers) and you should not rely on the information being factually accurate about the property. Neither Prime Residential nor anyone in its employment or acting on its behalf have the authority to make any representation or warranty in relation to this property. The areas, measurements and distances are approximate only.

- **Stunning new home in exclusive development**
- **Spacious kitchen family room with bi-fold doors to garden**
- **Silestone worktops and AEG appliances**
- **Practical separate utility room with washing machine and dryer**
- **Splendid first floor sitting room**
- **4 contemporary bedrooms, 3 en suite**
- **Large garage and further parking for 3 cars**
- **Paved Terrace and generous turfed garden**
- **Walking distance to the railway station, city centre and green open spaces of the racecourse**
- **Brand new property with full warranty**

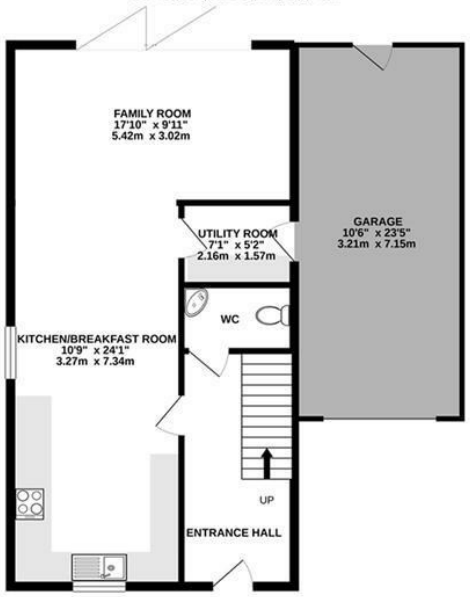
Freehold



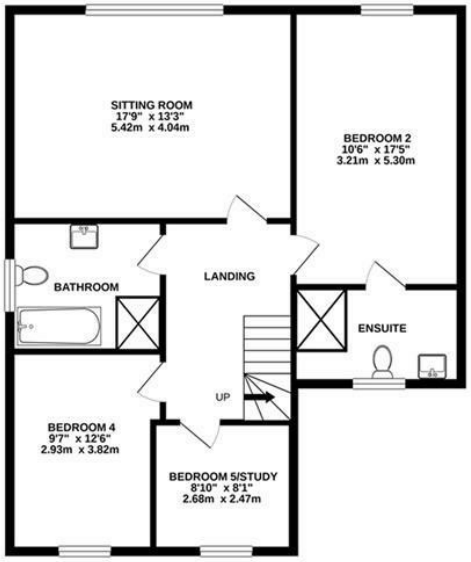




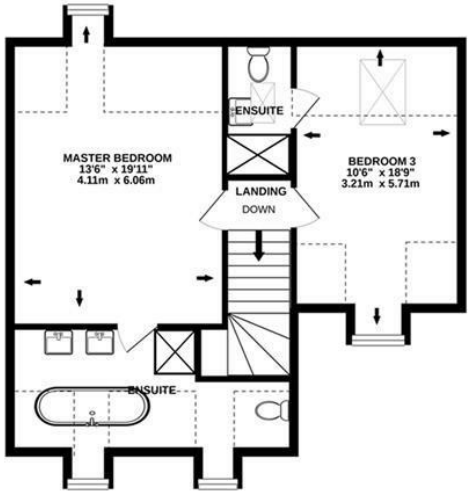
GROUND FLOOR
604 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



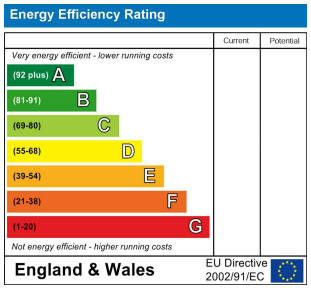
2ND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOWERS

TOTAL FLOOR AREA: 2111 sq. ft. (196.1 sq. m.) approx. exluding garage

Whilst every attempt has been made to ensure the accuracy of the floorplan contianed here, measurements of doors, windows, rooms and any other items are approxiamte and no responsibility is taken for any error, omission or mis-statement. This plan is for illustratice purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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