

**34, Windmill Rise, York, YO26 4TX**

**Guide price £750,000**

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PRIME RESIDENTIAL









# 34 Windmill Rise

A superb 5 double bedroom detached house with garage, parking and generous garden with sizeable contemporary 'Pod'. Cleverly extended and presented to a very high standard. *Available to view immediately*

## DESCRIPTION

Exceptional 5 bedroom home which has been cleverly extended to provide spacious accommodation over 3 floors. This stunning detached property enjoys delightful views to the historic Holgate Windmill and benefits from a private drive with parking, garage, and delightful gardens with elevated views. In addition to the extensive living accommodation within the house, there is a superb garden 'pod' suitable for a variety of uses including home office, and gym. The house is ideally placed at the head of Windmill Rise and offers easy access to the railway station and York city centre.
Available to view now.



- **Exceptional detached house with elevated views**
- **5 double bedrooms and 3 stylish bathrooms**
- **Contemporary kitchen with family dining area**
- **Stunning garden/family room with vaulted ceiling**
- **Solid oak and natural stone flooring with oak staircases and internal doors**
- **Versatile accommodation of superb quality over 3 floors**
- **Useful studio/garden room ideal for office or similar**
- **Large plot with private drive and garage**
- **Unrivalled views to Holgate Windmill**
- **Easy access to the railway station and city centre**

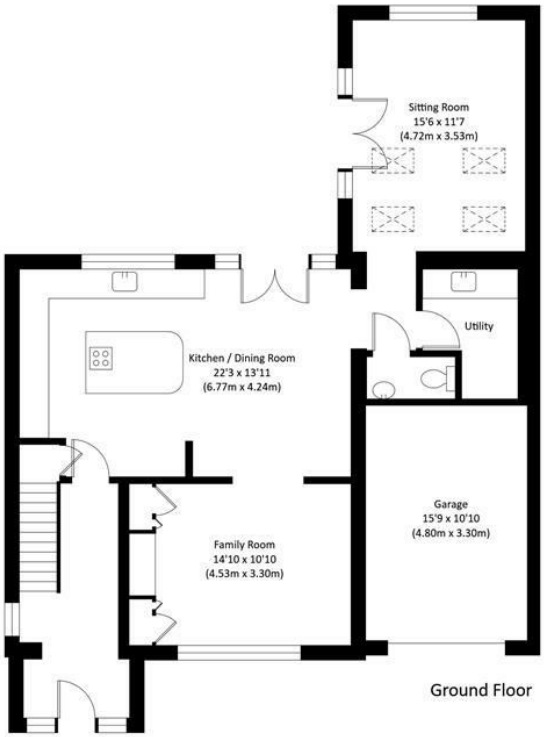




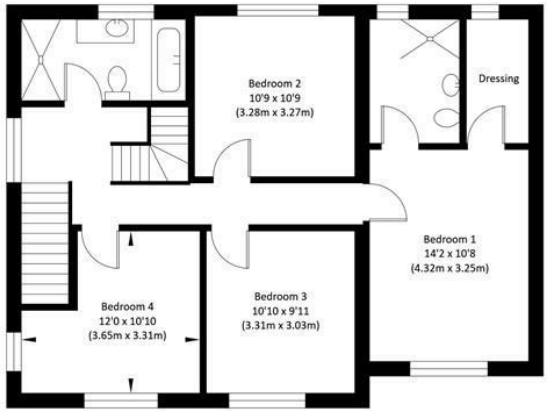
## Freehold

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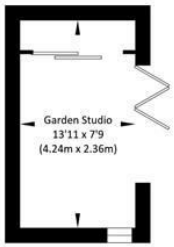
APPROXIMATE GROSS INTERNAL FLOOR AREA
2414 SQ FT / 224.28 SQ M - (Excluding Garage)



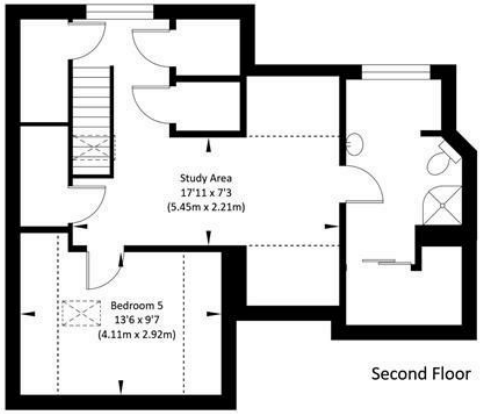

Ground Floor




First Floor



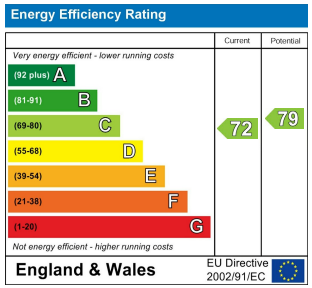

Ground Floor




Second Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
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