

Zero House, Greencliffe Drive, York, YO30 6NA

Guide price £2,000,000

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PRIME RESIDENTIAL









Zero House Greencliffe Drive

York's most talked about modern house providing spacious accommodation and exceptional finishings close to the city and York's best schools.

Dramatic contemporary home providing in excess of 3200 square feet of stylish lateral living accommodation together with a double garage, parking and landscaped gardens. Close to the city and within walking distance of St Peter's and Bootham schools.

Accommodation comprises:-

Reception hall, newly fitted family kitchen with dining area, sitting room, WC and cloakroom. principal bedroom with bespoke fitted Charles Yorke furniture and newly installed luxury ensuite bathroom, 3/ 4 further bedrooms 2 with en suite facilities, family bathroom, home office/games room, utility, WC and cloaks cupboard

Private driveway with solid sliding electric gates and parking, double garage, delightful landscaped gardens.

DESCRIPTION

Zero House was designed by respected architects Bramhall Blenkharn and completed in 2008. This stunning contemporary home has become a much admired local landmark and provides exceptionally well appointed accommodation of very generous proportions.

Lateral living at its best, the free flowing design provides a floor plan that is both versatile and practical in equal measure. Tall glazing systems to the ground and first floor provide an abundance of natural light and give a superb sense of 'inside outside' living.

The current owners have comprehensively upgraded the original property, with meticulous attention to detail and with no expense spared, enhancing the accommodation and injecting an enormous amount of style.

The bespoke kitchen is by Charles Yorke and features a large island with built in dining area and showcases beautiful leathered granite worksurfaces and top of the range Miele, Gaggenau and Liebherr appliances . A triumph of interior design, Zero House provides a sumptuous feel and oozes quality in every room. Full height bespoke dark wood doors are complimented by matching dark wood herringbone flooring throughout the ground floor, creating an ambient and luxurious feel. Opulent soft furnishings and statement light fittings have also been used to great effect.

Practical as well as attractive, the house enjoys high quality triple glazing, underfloor heating to the ground and lower ground floors and has been meticulously refurbished throughout.

The property enjoys a commanding position at the head of Greencliffe Drive with views toward Clifton Green. It is approached through electric gates which give access to a private parking area and double garage. An incredibly sociable house, the delightful gardens have been professionally landscaped and have been designed to provide an array of seating and entertaining areas. External lighting has been built into the design and is on a timer. Dog and child friendly the gardens are the perfect backdrop to this stunning home.

The location could not be better, just steps away from the Homestead Park with its 14 acres of gardens and children's play area, the amenities at Clifton and delightful riverside walks. Both St Peter's and Bootham Schools are within easy walking distance, and the city centre, mainline railway station and access to the ring road also close by.



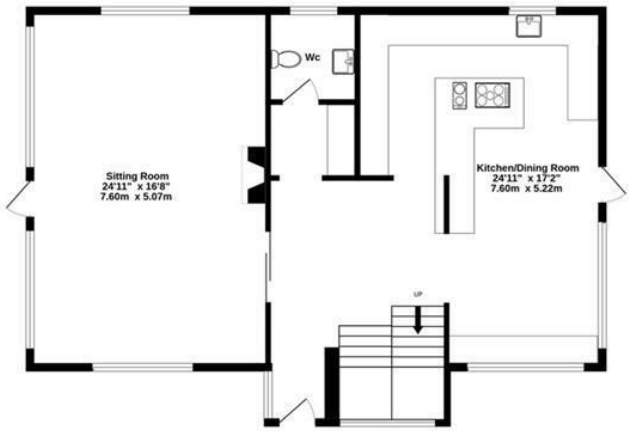
- **Landmark contemporary home of exceptional quality comprehensively upgraded to a meticulous standard**
- **Brand new hand-built kitchen by Charles Yorke with Miele, Gaggenau and Liebherr appliances**
- **Sumptuous principal bedroom with balcony, beautifully fitted with bespoke Charles Yorke furniture and brand new luxury ensuite bathroom**
- **3/4 further bedrooms and 3 additional stylish bathrooms over 3 floors**
- **Opulent sitting room with contemporary wood burner and doors to the garden with generous seating area**
- **Spectacular entrance hall with full height ceiling and dramatic glass and dark wood staircase**
- **Newly installed privacy electric gate with plentiful secure parking and double garage**
- **Landscaped gardens with cleverly integrated entertaining areas**
- **Walking distance to St Peter's and Bootham Schools**
- **Close to the city and major road networks**



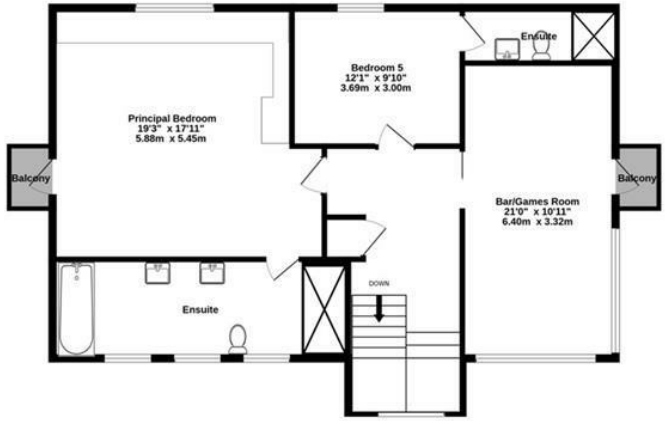


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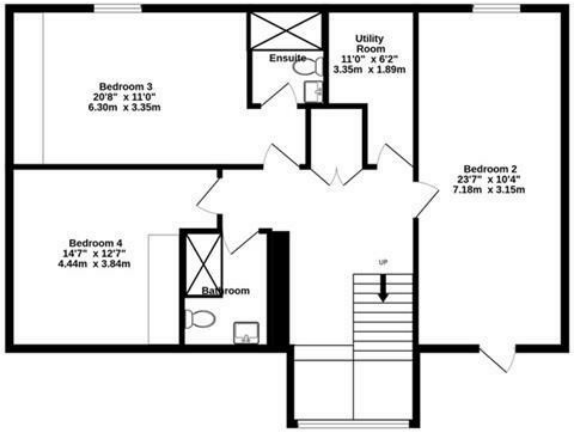
GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



LOWER GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



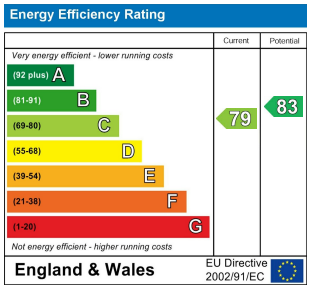
GARAGE
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 3368 sq.ft. (312.9 sq.m.) approx.

INCLUDING GARAGE

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.
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