



**1 THE GROVE, YORK**  
£970,000

**Carter Jonas**

# 1 THE GROVE, YORK, YO24 1XD

This lovely detached home is situated in a beautiful, mature plot in a highly desirable location. The Grove is an exclusive development of spacious homes located just off Tadcaster Road, offering easy access to the city centre and excellent transportation links while still providing a peaceful and private atmosphere.

With nearly 2,500 sq ft of living space, the property has been extended and finished to a high standard, making it one of the best family homes in the area. The open plan family room features a well-equipped kitchen with integrated appliances and bi-fold doors leading to the garden. Additional reception rooms, a study, and a cloakroom provide flexibility on the ground floor.

Upstairs, there are five bedrooms, including a master suite with a dressing area and en suite bathroom, as well as a second en suite shower room and a family bathroom. A large room on the ground floor can be used as a games room, home office, or extra bedroom.

Outside, the property benefits from a double garage, ample driveway parking, and a beautifully landscaped garden with lawn, decked areas, and a range of shrubs and mature trees including apple and plum.

The property is conveniently located down a private road off Tadcaster Road just a short distance from the city centre which is rich in history and culture, with excellent restaurants, bars and shops. The schooling is superb, and the city has a very highly regarded university, Science Park and is ideally placed for access within the UK and internationally with rail travel to London King's Cross in 1hr 50mins.

Services – Gas central heating, mains drainage, mains water.

- Broadband Speed - Please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
- Mobile coverage - please go to <https://checker.ofcom.org.uk/>

Agents note: Chain free

**TENURE** Freehold

**EPC BAND** C

**A SUBSTANTIAL DETACHED PROPERTY WITH PRETTY GARDENS AND GARAGING;  
SITUATED IN A POPULAR LOCATION ON THE FRINGE OF THE CITY.**



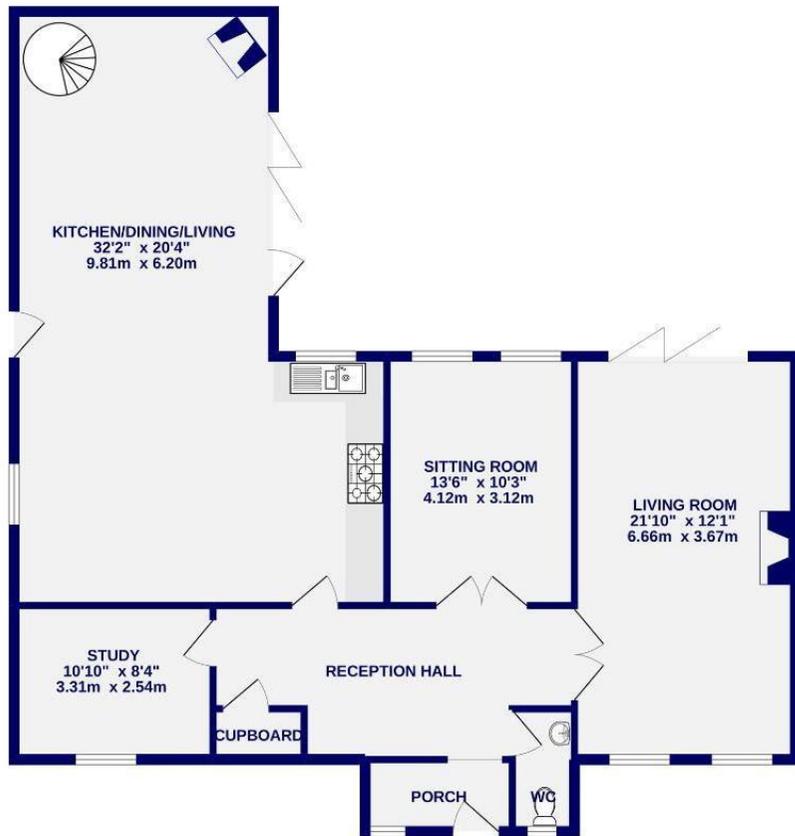


Classification L2 - Business Data

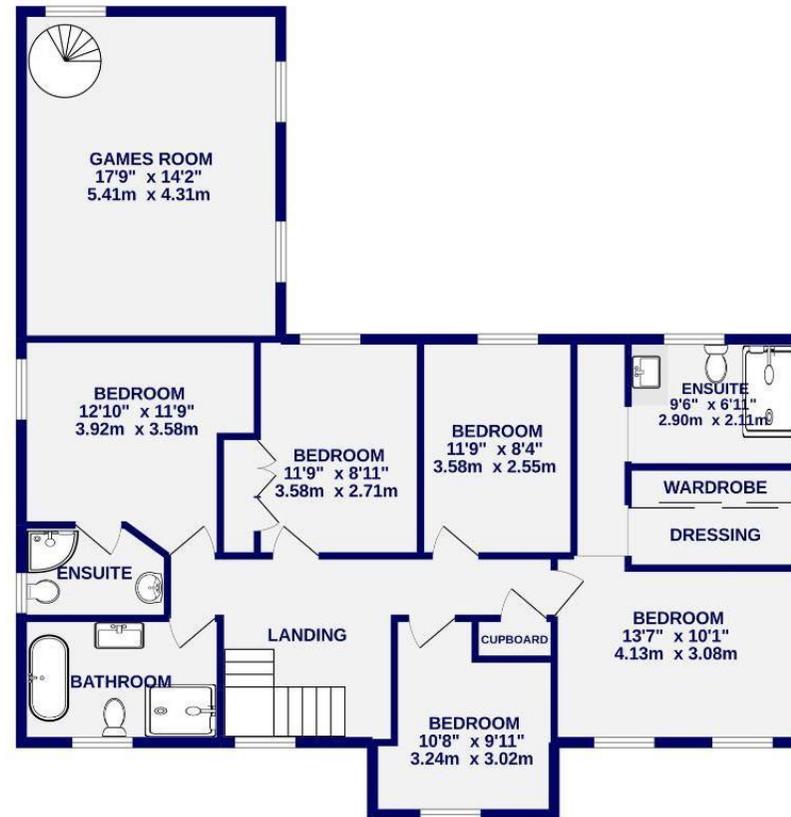


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**GROUND FLOOR**  
1240 sq.ft. (115.2 sq.m.) approx.



**1ST FLOOR**  
1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 2462 sq.ft. (228.7 sq.m.) approx.

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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