



Malham Grove, York

£395,000

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# S

Malham Grove,  
York YO31 0QG

Est. 1871

£395,000

Beautifully presented to an exceptional standard throughout, this stunning three-bedroom semi-detached home has been extended and upgraded to create a stylish and versatile family home, perfectly suited to modern living. Finished to a high standard throughout, the property offers spacious and versatile accommodation both inside and out.

At the heart of the home lies the impressive open-plan kitchen and dining space. Finished to a high specification, the kitchen features elegant quartz worktops, a range of integrated appliances and ample storage, providing a great space for both everyday family life and entertaining. The skylight and bi-fold doors flood the room with natural light, creating a bright and airy feel throughout, while seamlessly connecting the indoor and outdoor living spaces. The kitchen is complemented by a utility room and ground floor WC.

Complementing the open-plan kitchen is a welcoming separate living room positioned to the front of the property. Featuring a charming bay window and attractive log-burning stove.

The first floor benefits from three good sized bedrooms, all presented to a high standard, These are served by a stylish and well presented family bathroom.

Externally, the property enjoys a beautifully presented rear garden designed with both relaxation and entertaining in mind. A particular feature is the former garage, which has been



Tenure: Freehold  
Services/Utilities: All mains services connected.  
EPC Rating: D  
Council Tax: - C  
Current Planning Permission: Planning permission for the converted garage to a beauty salon.

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professionally converted into a fully functioning hair salon with the benefit of planning permission in place. This highly versatile space offers an excellent opportunity for those wishing to operate a business from home.

To the front, a double-width driveway provides ample off-street parking. Situated within easy reach of a wide range of local amenities, highly regarded schools and excellent transport links, this outstanding home offers the perfect balance of style, practicality and convenience. Finished to an impressive standard throughout.

## Partners:

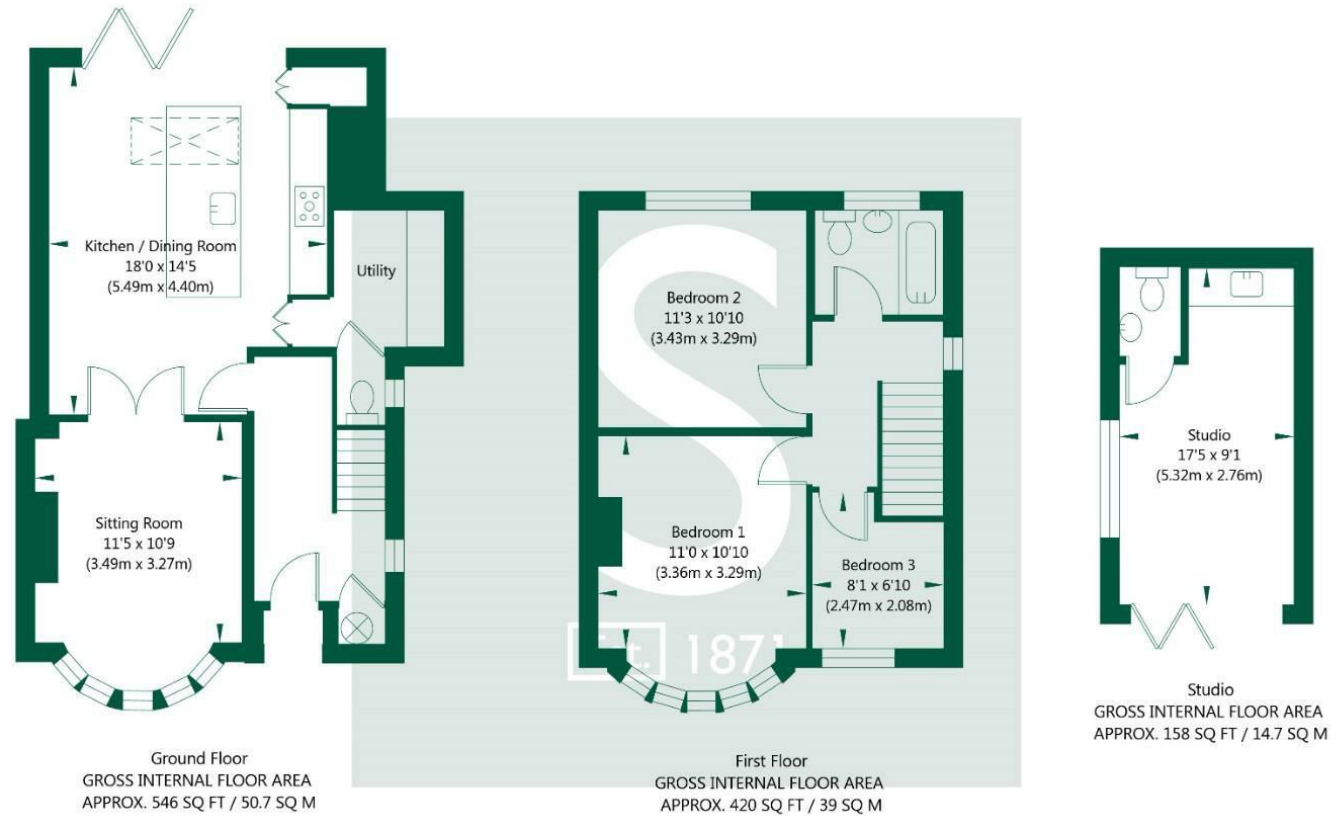
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## Associate Partners:

N Lawrence  
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## Malham Grove, York, YO31 0QG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1124 SQ FT / 104.4 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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