



**RYBURN DENE, GROSVENOR ROAD, YORK, YO30 7AN**  
OFFERS OVER £700,000

**Carter Jonas**

## **RYBURN DENE, GROSVENOR ROAD, YORK**

Ryburn Dene is a unique detached property situated just off Bootham. Having been in the same family ownership for almost 50 years, opportunities such as this are few and far between, particularly in such a sought-after location.

The property offers excellent potential for renovation and extension, subject to planning consent. The accommodation currently stands at just over 1500sq ft, briefly comprising: an entrance hall, kitchen, pantry, utility room, reception room dining room, downstairs WC and shower room. To the first floor are 3 double bedrooms, a 4<sup>th</sup> single bedroom, a family bathroom and a WC. There is also a loft with potential for conversion if desired.

Set back from the roadside, the house is approached via a private driveway, leading to a spacious parking area and a double garage\*. The property is beautifully enclosed by generous gardens of approximately 1/4 acre, surrounding the property on all 3 sides and bordered by a mix of mature trees providing privacy. The lawned gardens include a vegetable area, a variety of fruit trees and planted blooms displaying year-round colour.

This fantastic home has so much to offer; plentiful parking and a large, mature garden, unusual for a property close to the city centre. Grosvenor Road is a largely residential area which runs perpendicular to St Peter's Grove off Bootham. It offers easy access to the city centre, being within half a mile of the bar walls, the railway station (1 mile) and to the prestigious schools of Bootham and St Peter's. The ring road, with links to the A19, A1 and A64 is also close by.

\*Double garage to be newly constructed; please call to request further details.

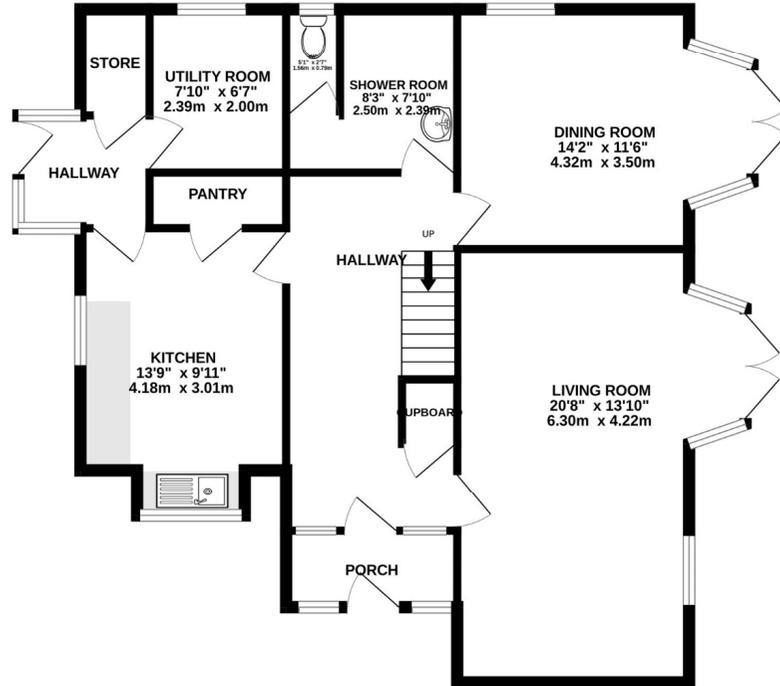
**A 4 BEDROOM DETACHED HOUSE OFFERING FANTASTIC SCOPE FOR EXTENSION AND RENOVATION, SET IN A BEAUTIFULLY MATURE GARDEN OF APPROX. 1/4 ACRE. SITUATED IN QUIET ROAD WITHIN THE HIGHLY REGARDED CLIFTON AREA.**



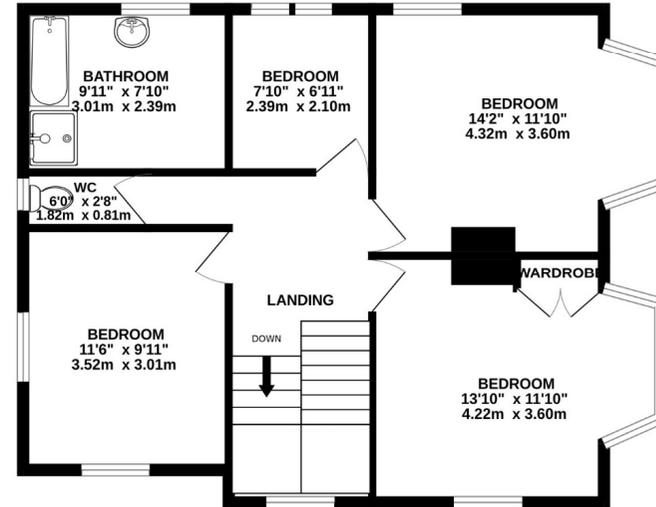




GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

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