



**ROSEMARY ROAD, YORK**  
£539,950

**Carter Jonas**

## ROSEMARY ROAD, YORK, YO24 3FN

Individually designed by the current owners, this property offers a unique and contemporary living experience.

As you step inside, you will be greeted by a spacious open plan living area, perfect for entertaining guests or spending quality time with family. The seamless flow between the living, dining, and kitchen areas creates a sense of openness and freedom. The high-end features throughout the property, including modern fixtures and fittings, add a touch of luxury to your everyday living. There is also an additional living room on the ground floor which could also double up as the 4th bedroom.

The three generous bedrooms provide ample space for relaxation and privacy. Each room has been thoughtfully designed to maximize comfort and functionality. The abundance of natural light that floods through the windows creates a warm and inviting atmosphere. The principle bedroom benefits from a walk in wardrobe areas and ensuite shower room in addition to the family bathroom.

One of the standout features of this property is its exceptional energy efficiency. With eco-friendly features meaning you can enjoy reduced energy bills while minimizing your carbon footprint.

Outside, you will find a pretty rear garden that has been designed with low maintenance in mind. Whether you want to unwind after a long day or host a summer barbecue, this tranquil space offers the perfect setting. Additionally, there is off-street parking to the front.

Located in the popular area of Acomb, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The excellent transport links ensure easy access to the city centre and surrounding areas.

TENURE Freehold

EPC BAND B

## AN INDIVIDUALLY DESIGNED 3 BEDROOM HOUSE IN A POPULAR AREA OF THE CITY.







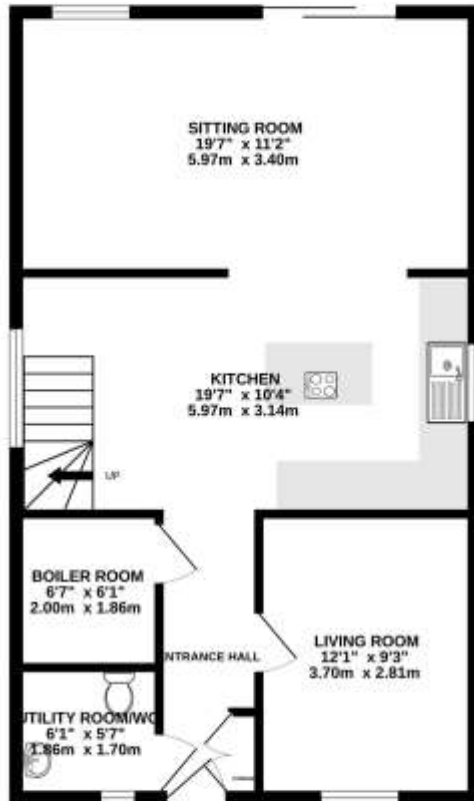
Classification L2 - Business Data



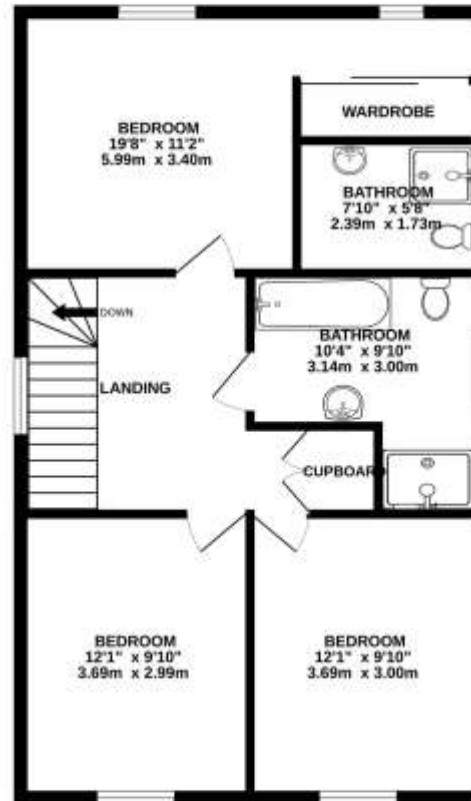


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GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

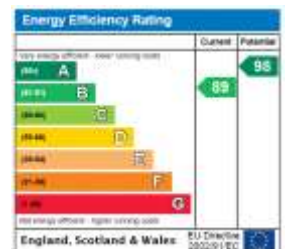


1ST FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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