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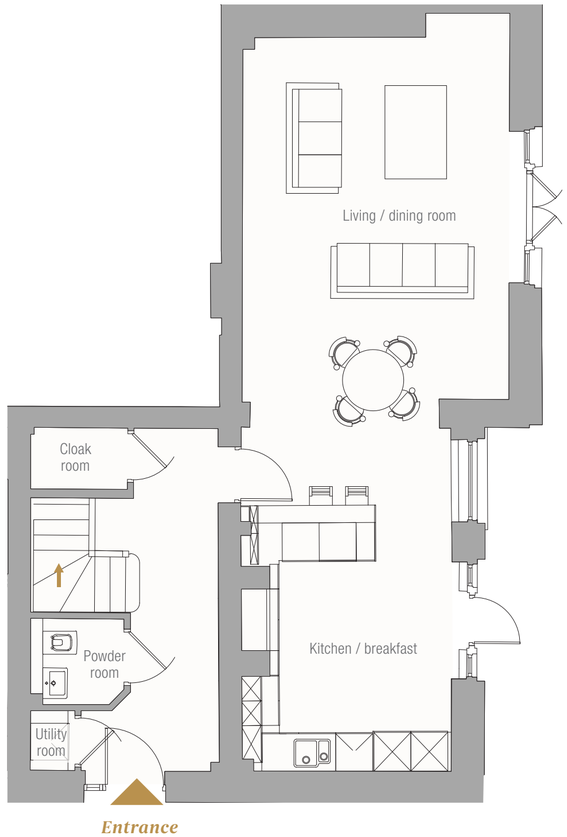
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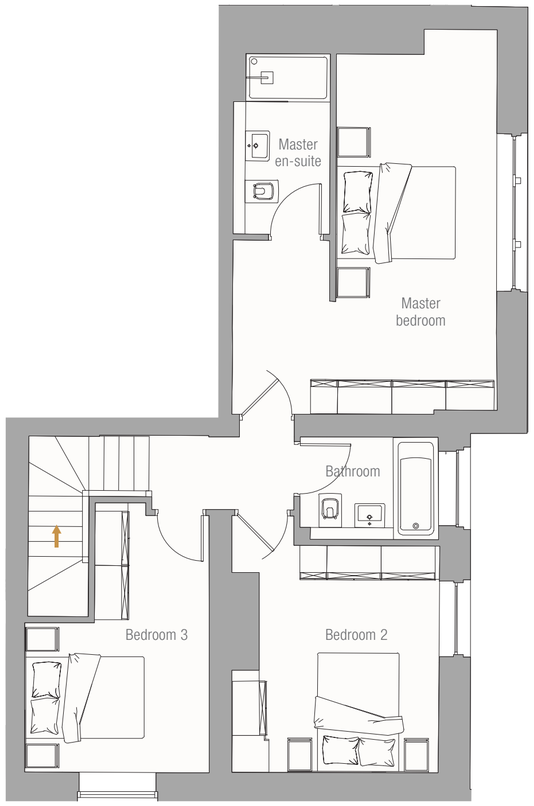
Garrow Hill House 02



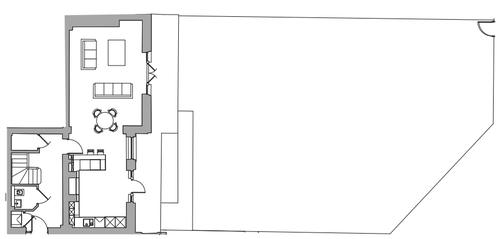
Ground Floor



First Floor



Garden Plan



Layout Showing
Provisional Garden Space

Key Features

- Mews house arranged over two floors
- 3 bedrooms
- 1 Powder room
  1 En-suite
  1 Bathroom
- Utility room
- South-facing private garden
- Dedicated parking and EV car charging

House Description

A deceptively spacious, beautifully converted three bedroom mews home offering contemporary family living arranged over two floors.

The ground floor features a generous open-plan kitchen/living/dining room, with direct access to the spacious, private South-facing garden from both the kitchen and living areas. At its heart is a beautifully appointed German manufactured kitchen, complete with a range of integrated appliances and a feature breakfast bar.

The ground floor hallway also provides access to a practical utility room, powder room and convenient cloakroom.

The first floor is home to three well-proportioned bedrooms, including a spacious master bedroom with a luxurious en-suite shower room. Two further double bedrooms are complemented by a generous family bathroom.

Completing this elegant home is driveway parking for two vehicles with EV charging.

Garrow Hill House 02

Floor plan dimensions

Ground floor

Living / dining	7970 x 4250	(26' 2" x 13' 11")
Kitchen / breakfast	4275 x 3385	(14' 0" x 11' 1")
Powder room	1475 x 1340	(4' 10" x 4' 5")
Utility room	930 x 675	(3' 1" x 2' 3")

First floor

Master bedroom	6345 x 4275	(20' 10" x 14' 0")
Master en-suite	2950 x 1555	(9' 8" x 5' 1")
Bedroom 2	3715 x 3395	(12' 2" x 11' 1")
Bedroom 3	4430 x 3015	(14' 6" x 9' 11")
Bathroom	2250 x 1655	(7' 5" x 5' 5")

THE RETREAT YORK

Sales team reference: Garrow Hill, Plot 02

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