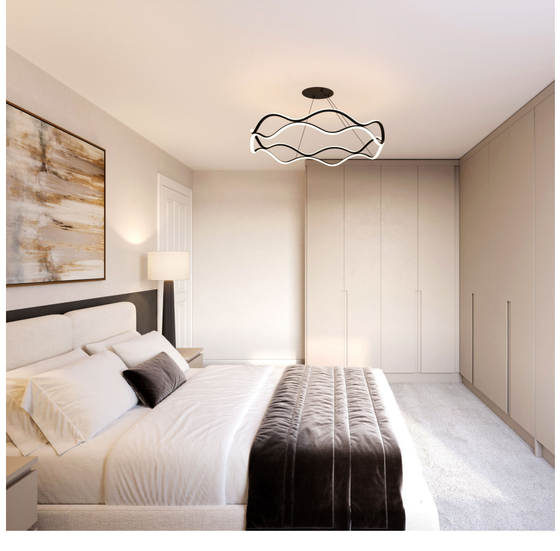












THE

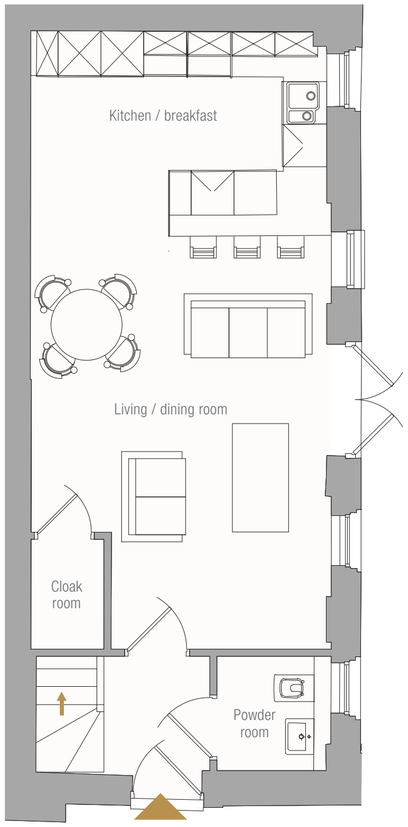
RETREAT

YORK

Garrow Hill House 03

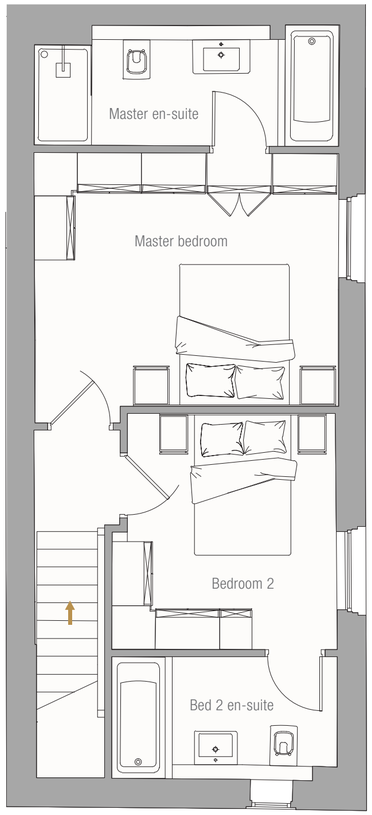


Ground Floor

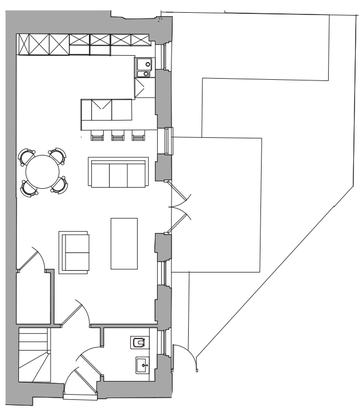


Entrance

First Floor



Garden Plan



Layout Showing
Provisional Garden Space

Key Features

- Mews house arranged over two floors
- 2 bedrooms
- 1 Powder room
  2 En-suites
- South-facing private garden
- Dedicated parking and EV car charging

House Description

A beautifully designed two-bedroom conversion home offering contemporary living arranged over two floors.

The ground floor features a generous open-plan kitchen/living/dining room, with French doors opening onto the spacious, private south-facing garden. At its heart is a beautifully appointed German manufactured kitchen, complete with a range of integrated appliances and a feature breakfast bar.

The first floor is home to two well-proportioned bedrooms, including a spacious master bedroom with a luxurious en-suite bath/shower room. A second generously sized double bedroom also benefits from its own en-suite.

Completing this elegant home is a convenient ground floor powder room and driveway parking for two vehicles with EV charging.

Garrow Hill House 03

Floor plan dimensions

Ground floor

Living / dining	5745 x 4155	(18' 10" x 13' 8")
Kitchen / breakfast	4180 x 2845	(13' 9" x 9' 4")
Powder room	1550 x 1550	(5' 1" x 5' 1")

First floor

Master bedroom	4220 x 3400	(13' 10" x 11' 2")
Master en-suite	4220 x 1635	(13' 10" x 5' 4")
Bedroom 2	3310 x 3095	(10' 10" x 10' 2")
Bed 2 en-suite	3110 x 1695	(10' 2" x 5' 7")

THE
RETREAT
YORK

Sales team reference: Garrow Hill, Plot 03

Please note: All dimensions are maximum and in millimetres unless otherwise stated. Dimensions should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/ build process. Client choices and upgrades are subject to the build programme. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.