

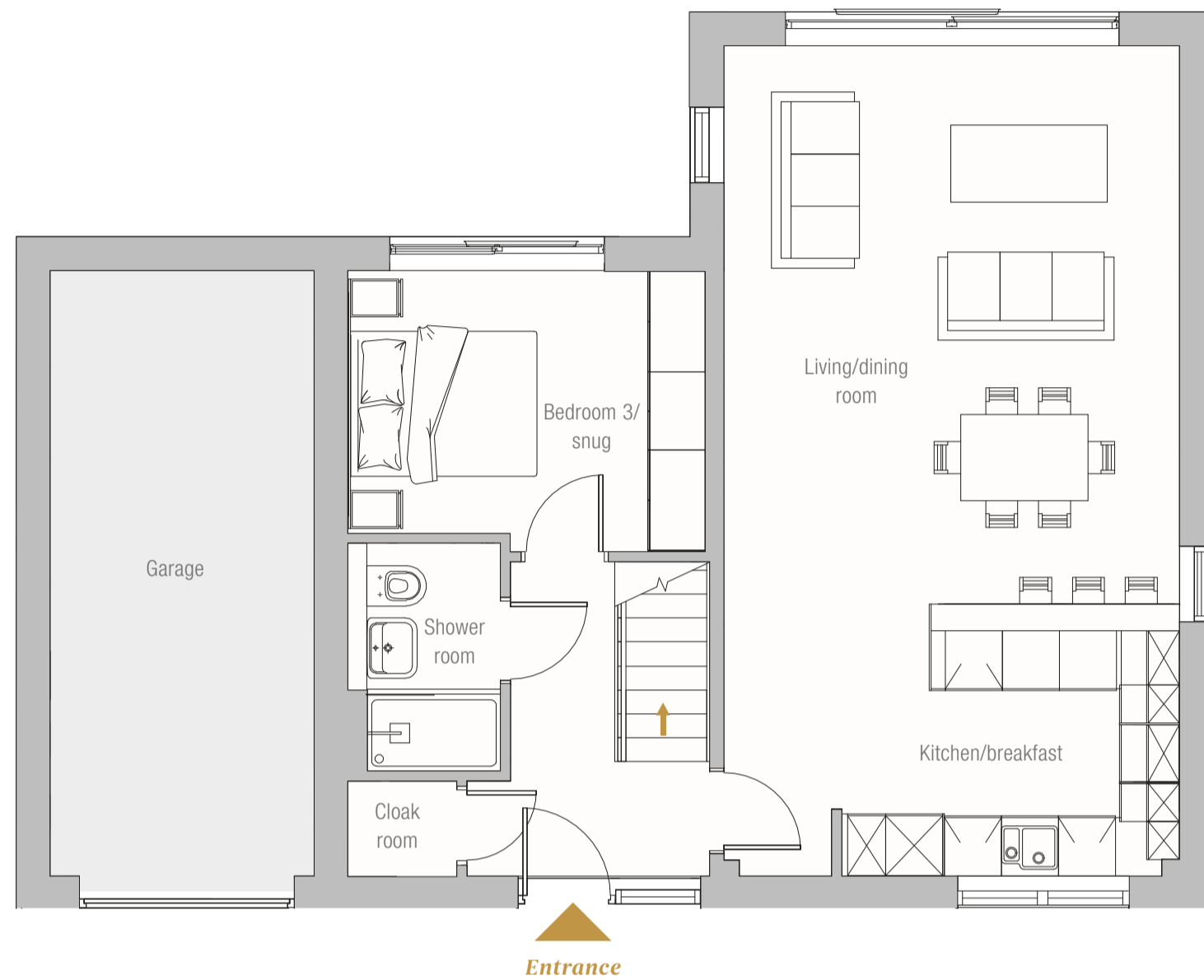


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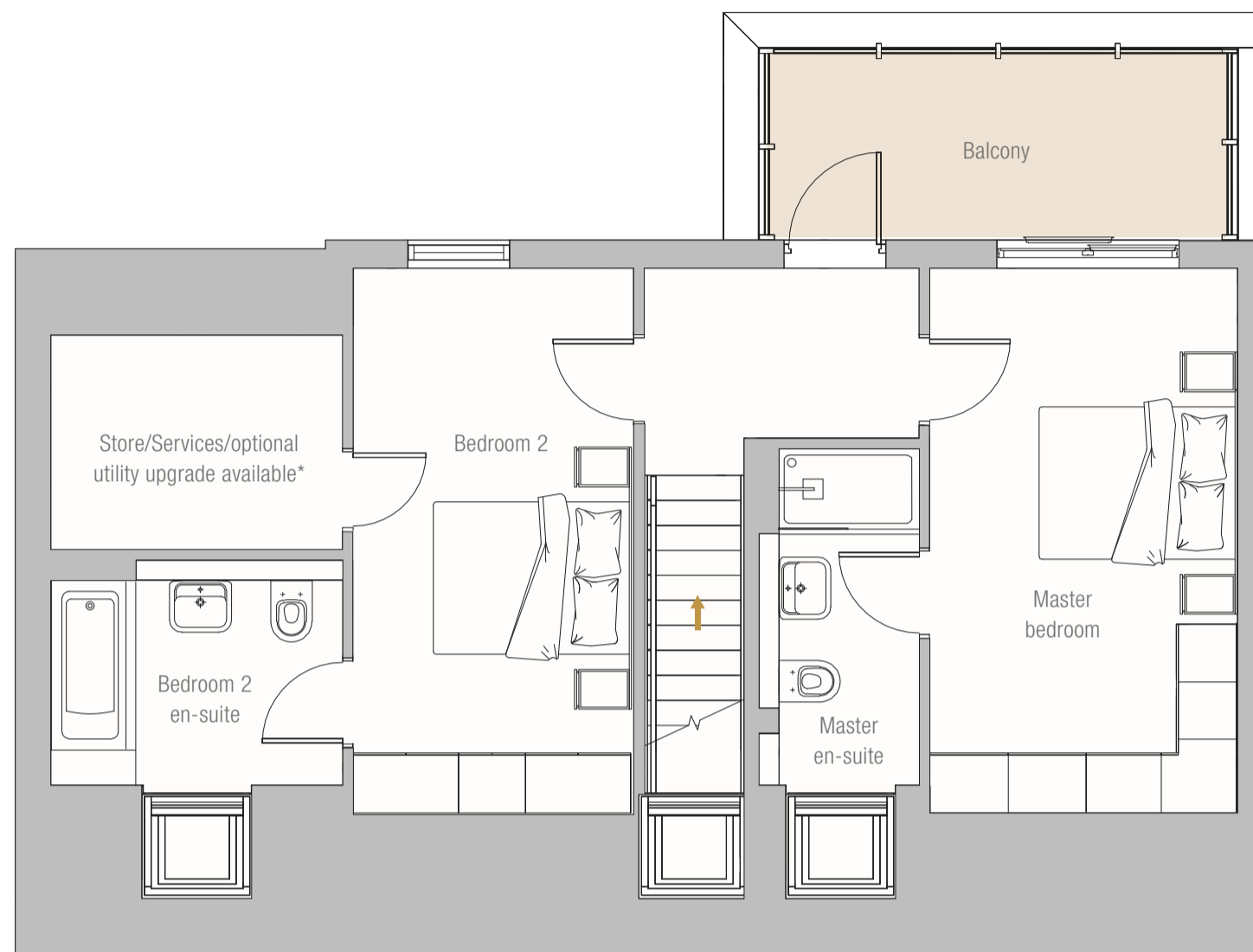
The Elizabeth Tuke



Ground Floor



First Floor



The Elizabeth Tuke

3 bedroom detached home featuring garden, integral garage and driveway parking with EV charging

Ground floor

Living/dining	5815 x 4740	(19' 1" x 15' 7")
Kitchen/breakfast	4740 x 2805	(15' 7" x 9' 2")
Bedroom 3/snug	3745 x 2900	(12' 3" x 9' 6")
Shower room	2350 x 1050	(7' 9" x 3' 5")
Garage	6360 x 2750	(20' 10" x 9' 0")

First floor

Master bedroom	5300 x 3010	(17' 5" x 9' 11")
Master en-suite	3300 x 1555	(10' 10" x 5' 1")
Bedroom 2	5300 x 2735	(17' 5" x 9' 0")
Bed 2 en-suite	2875 x 2205	(9' 5" x 7' 3")

Location Plan

The Elizabeth Tuke



Key Features

- Detached house
- 3 bedrooms
- 2 En-suites
1 Shower room
- Private garden and balcony
- A rated EPC
- Garage, driveway parking and EV car charging
- Triple glazing
- Solar panels

House Description

The Elizabeth Tuke is a large detached architect designed three bedroom home offering well planned, modern family living arranged over two floors with a garage and garden.

The ground floor offers a light filled triple aspect kitchen/living/dining room providing access to the generously sized private garden via sliding doors. The high specification German manufactured Nobilia kitchen includes a feature breakfast bar.

The entrance hall also offers access to the third double bedroom and convenient shower room.

On the first floor are two well-proportioned bedroom suites, the spacious master bedroom with access to the private balcony whilst bedroom two includes an additional store room.

The landing also provides secondary access onto the balcony.

This thoughtfully designed home also includes a downstairs cloakroom, attached garage and driveway parking for two vehicles with EV charging.

***Optional Utility Upgrade:** Please ask a member of the team for further details.

T H E
R E T R E A T
Y O R K

Sales team reference: House Type 5

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.