



MULBERRY HOUSE, 28 CHESTNUT AVENUE, YORK
£799,999

Carter Jonas

MULBERRY HOUSE, 28 CHESTNUT AVENUE, YO31 1BR

Nestled on the sought-after Chestnut Avenue in the popular Stockton Lane area of York, Mulberry House is an beautifully presented 5-bedroom family home that seamlessly combines classic charm with modern elegance.

Having undergone significant renovations by the current owners, the property showcases original period features alongside contemporary design, creating a warm and inviting atmosphere.

The ground floor is a standout, featuring an open-plan kitchen and dining area that beautifully flows into an extended family room. Bifold doors invite natural light and provide a picturesque view of the stunning garden, ideal for entertaining or relaxing.

The first floor houses four well-proportioned bedrooms, with one offering a private en-suite shower room, in addition to a family bathroom that caters to all. The principal bedroom, located in the converted loft, is a sanctuary of comfort featuring its own en-suite shower room, adding a touch of luxury.

Outside, the private garden is bordered by mature trees and lush shrubs. It boasts a raised patio area perfect for alfresco dining, an inviting decking space, and a lawn, creating an idyllic space for family gatherings and outdoor enjoyment.

Stockton Lane is ideally placed and remains one of York's most favoured residential areas, situated across the Stray; an expanse of open parkland and on the fringe of the delightful Heworth Village. There are excellent local amenities with the city centre and both the Monks Cross and Vangarde Shopping Centres close by. With convenient access to the ring road for travel further afield, it also benefits from a frequent bus service.

A FAMILY HOME OFFERING A PERFECT BLEND OF PERIOD AND CONTEMPORARY FEATURES; SITUATED IN ONE THE CITY'S PRIME LOCATIONS.



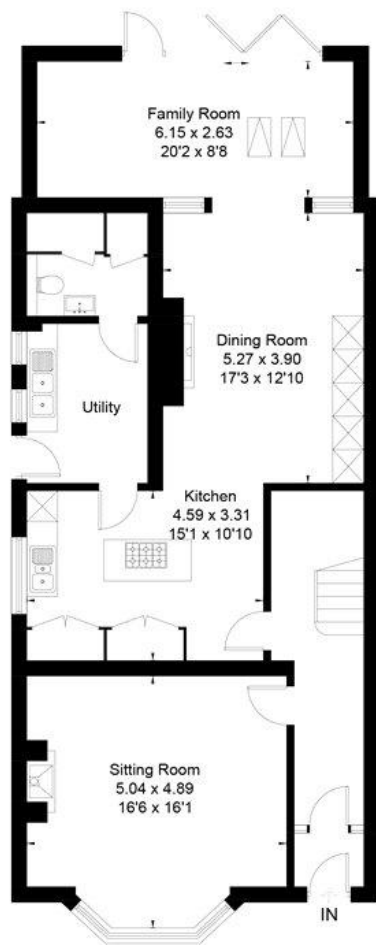
TENURE Freehold

EPC BAND D





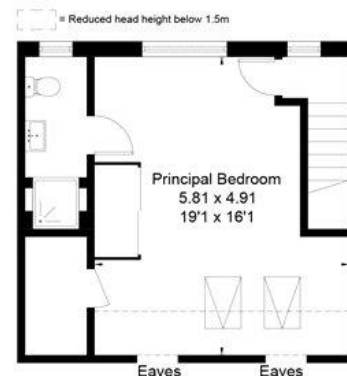
Chestnut Avenue York, YO31
 Approximate Area = 2360 sq ft / 219.3 sq m



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93498

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.