



2 Eleanor Mews, Hamilton Drive, York, YO24 4JP

Guide price £420,000





## 2 Eleanor Mews Hamilton Drive

**STUNNING 3 BEDROOM, 2 BATHROOM PROPERTY. ONE OF JUST 6 STYLISH BRAND NEW TOWNHOUSES PROVIDING VERSATILE AND GENEROUS ACCOMMODATION IDEALLY POSITIONED CLOSE TO THE RAILWAY STATION AND WESTBANK PARK.**

A select development of newly built townhouses by much admired local developer Pilcher Homes. The properties are beautifully appointed and benefit from generous south facing gardens and 2 private parking spaces.

**ONLY 2 PLOTS REMAINING**

Plot 2

Entrance hall, WC, kitchen, Sitting room with bi-fold doors, 3 generous double bedrooms, principal bedroom with en suite shower room and walk in wardrobe

## DESCRIPTION

Nearing completion this select development of just 6 high quality townhouses enjoys a highly convenient position close to the railway station and all the amenities within the city centre, yet just a short walk from the delightfully green open spaces of West Bank Park.

The houses have been thoughtfully designed to provide all modern comforts and feature generously proportioned rooms teamed with very high quality finishes including solid oak doors throughout.

The versatile accommodation is arranged over 3 floors and provides a very generous sitting room with bi-fold doors leading onto the landscaped south facing gardens and terrace seating area. The kitchen features quality fitted appliances including fridge, freezer, dishwasher, oven with induction hob and washer/dryer. The 3 bedrooms are all generous doubles with the principal also having a walk in wardrobe and en suite shower room.

The ultimate turnkey properties, Eleanor Mews offer city living at its very best with the added benefit of private parking and sizeable gardens. First plots available to reserve now.

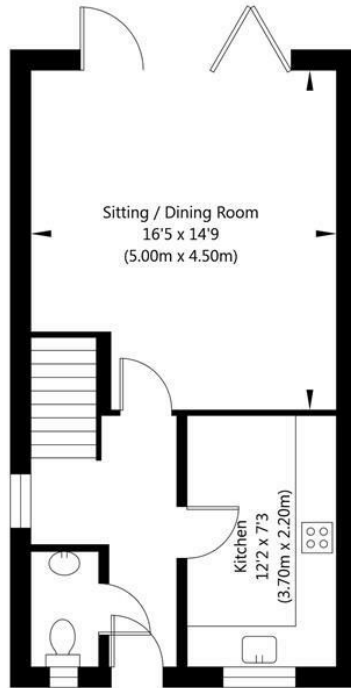
Disclaimer – The images shown are of an existing Pilcher Home of the same type and are for illustrative purposes only. They are not plot specific and may vary from finishes within individual properties. The information given is without responsibility on the part of the agent (sellers) and you should not rely on the information being factually accurate about the property. The areas, measurements and distances are approximate only.

- **Brand new properties by Pilcher Homes with 10 year guarantee**
- **Select development of just 6 high quality houses**
- **3 generous double bedrooms**
- **Quality shaker style kitchen with quartz worktops and Hansgrohe tap**
- **Impressive eco credentials including an air source heat pump**
- **Landscaped south facing garden and private driveway with 2 parking spaces**
- **High quality finishes throughout with flooring and white goods included**
- **2 stylish bathrooms and contemporary finishes**
- **Low maintenance, high quality turnkey property**
- **Close to the station, schools and West Bank Park**

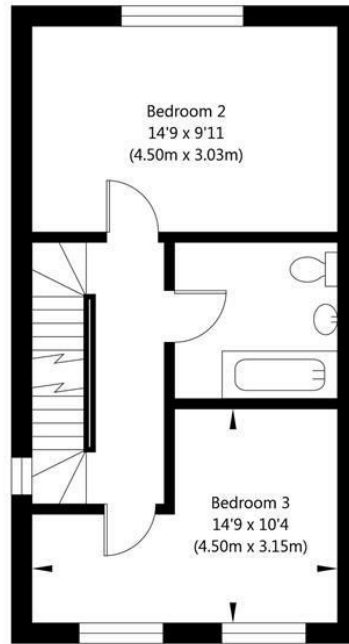
**Freehold**



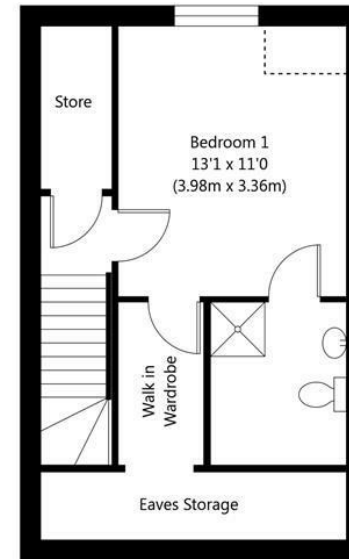
## Eleanor Mews, Holgate, York



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 425 SQ FT / 39.51 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 425 SQ FT / 39.51 SQ M



Second Floor - (Excluding Eaves Storage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 313 SQ FT / 29.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1163 SQ FT / 108.09 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	