



## Priors Walk, , York, YO26 5SW

- CUL-DE-SAC
- GARAGE
- GARDEN
- EPC RATING D
- CONSERVATORY
- LOCAL AMENITIES
- COUNCIL TAX BAND C

**Offers Over £300,000**





# Priors Walk, , York, YO26 5SW

## DESCRIPTION

A well-presented, three bedroom, semi-detached home in a popular residential location to the west of York.

Upon entering the property you have a hallway with stairs leading to the first floor. to the front of the property you have the lounge with a bay window. The second reception room is to the rear of the property and has a feature fireplace and double doors that lead to the conservatory. The kitchen has a range of base and wall units, an integrated oven, gas hob and extractor fan and space and plumbing for free standing white goods.

To the first floor you have three bedrooms and the bathroom room with sink, W.C and corner bath with shower over.

Externally the property has a drive to the front providing off street parking. To the rear is a lawned garden with detached garage.

Priors Walk is located just off Boroughbridge Road and offers a range of local amenities. It is also well situated for access to the railway station and city centre.

Viewing of this property is highly recommended to appreciate all it has to offer.











Total area: approx. 85.4 sq. metres (919.6 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

**11 Priors Walk**

**Viewings**

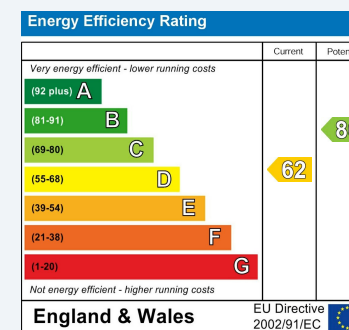
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.