

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  2  2  B



# Clock Tower Way, York, YO23 1PP

Asking Price £650,000



Nestled in a prime position within a highly sought-after development and built in 2022, this outstanding three-bedroom townhouse with study boasts uninterrupted balcony views directly overlooking York Racecourse.

Immaculately presented and finished to a high specification, the home offers spacious and flexible living across three well-designed floors. The ground level welcomes you with an entrance porch and hallway, leading to a dedicated study, a useful utility room, convenient downstairs WC, and a contemporary open-plan kitchen/diner. French doors open onto a beautifully maintained west-facing rear garden, complete with patio and shed—perfect for outdoor entertaining.

Upstairs, the first floor features a generous living room with direct access to a roof terrace, offering spectacular racecourse vistas. A double bedroom and a sleek family bathroom complete this level. The top floor hosts two further double bedrooms, including a luxurious principal suite with its own en-suite shower room.

Outside, the property benefits from allocated parking and a charming rear garden, all set against the backdrop of open racecourse views.

Situated in a well-connected and popular residential area, this home provides easy access to York city centre, local amenities, and transport links.

Ideal for professionals or families seeking a stylish, move-in-ready home in one of York's most prestigious locations.



## KEY FEATURES

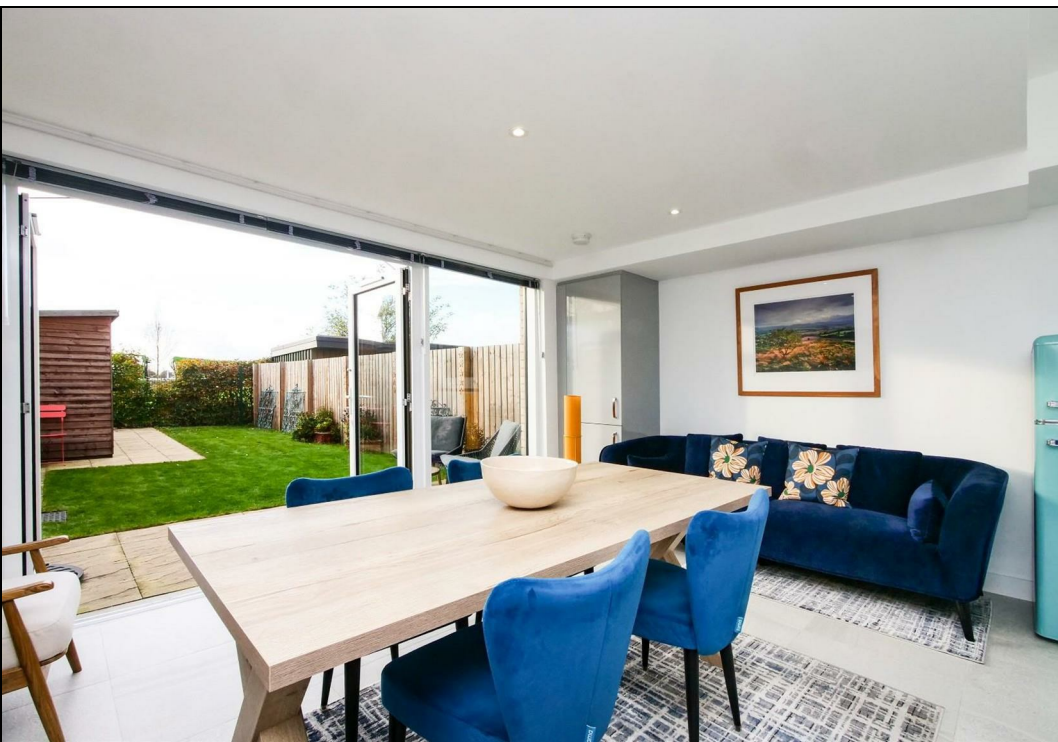
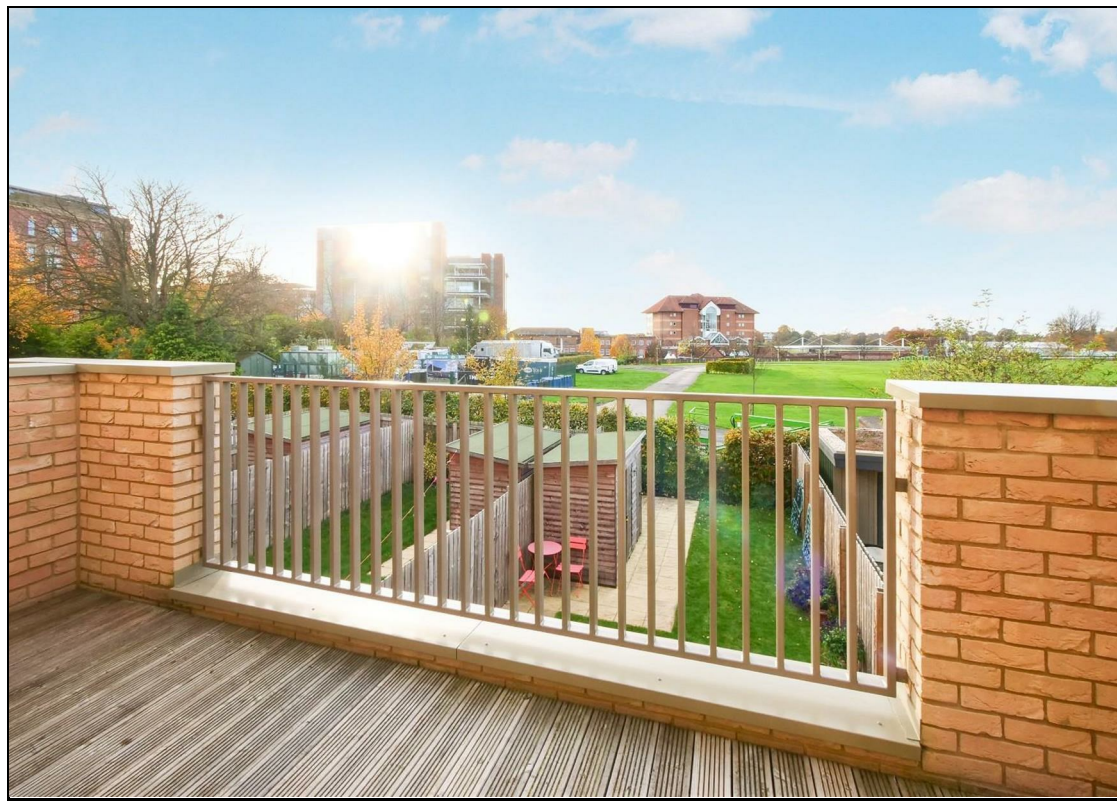
- Beautifully Presented Modern Townhouse
  - Roof Terrace Overlooking York Racecourse
  - Kitchen Diner
  - Home Office
  - Parking
  - Three Bedrooms
  - Council Tax Band F



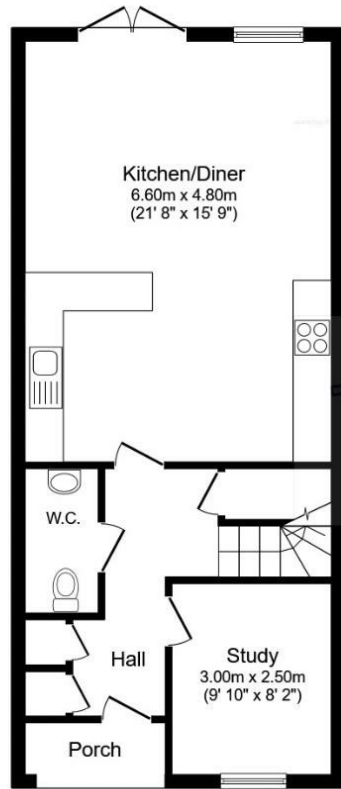




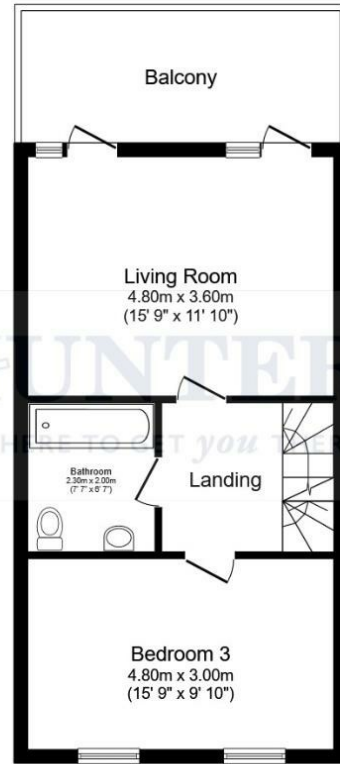




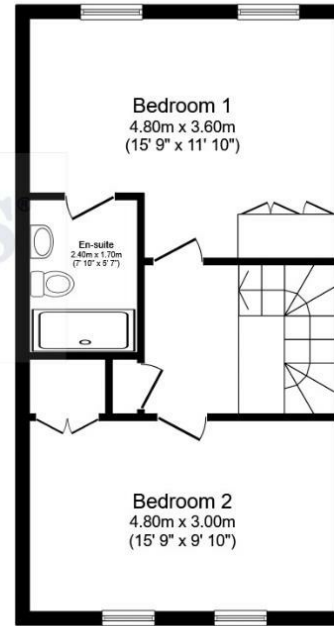




**Ground Floor**



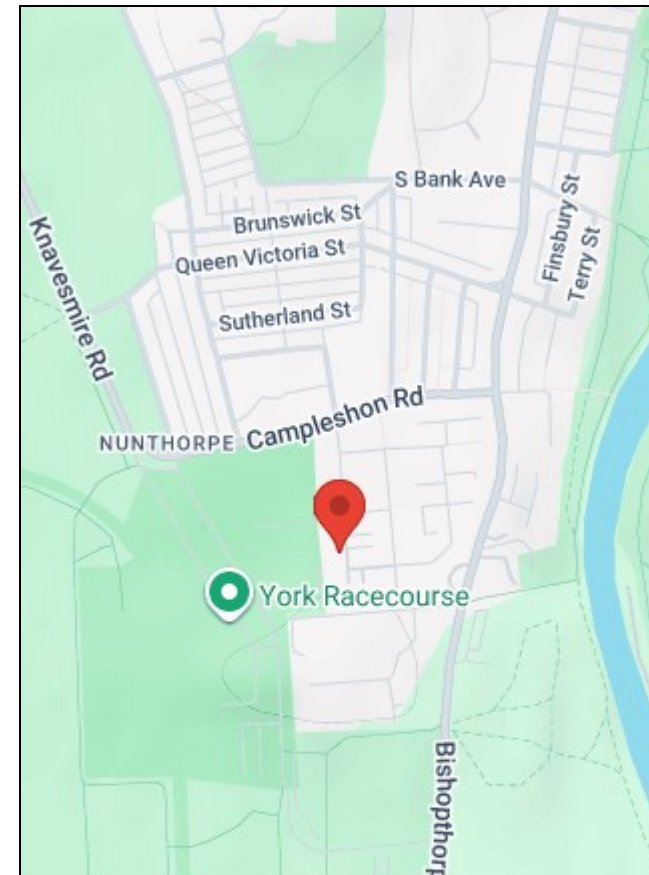
**First Floor**



**Second Floor**

Total floor area 144.5 sq.m. (1,555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</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	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
york@hunters.com | [www.hunters.com](http://www.hunters.com)



A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59.