



**Priors Walk, YORK YO26 5SW**



**welcome to**

**Priors Walk, YORK**

A beautifully presented, four bedroom family home, situated within a quiet cul-de-sac just off Boroughbridge Road in Acomb. The property is a short distance to a choice of local shops and amenities, as well as being within the catchment area for Manor CoE Academy and Millthorpe Secondary School.



### Entrance Hall

The entry hall to the property has stone tile flooring, a radiator and the stairs up to the first floor.

### Cloakroom

A ground floor cloakroom with stone flooring, a radiator, a w.c and a window to the side.

### Secondary Reception

11' 11" x 11' 2" ( 3.63m x 3.40m )

A good size and versatile room with engineered wood flooring, a radiator, stairs up to the primary bedroom and bifold doors onto the gardens.

### Lounge

17' 11" into bay x 9' 7" + recess ( 5.46m into bay x 2.92m + recess )

A fantastic size lounge with carpeted floor, a bay window looking over the front of the home, a lovely solid wood burner and a radiator.

### Kitchen/ Diner

21' 6" max x 20' 1" max ( 6.55m max x 6.12m max )

A superb, fitted kitchen with wall/base units, an integrated dishwasher, a cooker hood, space for a cooker, space for a fridge/freezer, Bifold doors on to the conservatory, a window to the rear, stone tile flooring, solid fuel central heating burner set within a feature brick fireplace.

### Utility Room

6' x 5' 5" ( 1.83m x 1.65m )

A useful utility room with worktops, wall units, stone tiled flooring, plumbing for a washing machine, space for a tumble dryer and an upright freezer.

### Conservatory

19' 9" x 9' 1" ( 6.02m x 2.77m )

The conservatory has bifold doors into the kitchen, doors leading out to the rear garden and a radiator. The conservatory has a solid roof with two roof lights rather than the traditional glass roof.

### Landing

A carpeted landing with a window to the side of the home and the loft access and a hatch with a ladder providing access to the loft. The loft is part boarded and gives access to the solar panel controls.

### Bedroom One

11' 10" into recess x 11' 9" ( 3.61m into recess x 3.58m )

The first double bedroom has carpeted floors, a window to the front and a window to the rear of the home, a radiator, fitted storage, a door to the en suite and the stairs down to the second reception room.

### En Suite

The en suite to the primary bedroom has a w.c, a wash hand basin, a shower cubicle, a towel radiator, an extractor fan and a window to the front.

### Bedroom Two

15' 4" x 10' 2" into recess ( 4.67m x 3.10m into recess )

The second double bedroom has carpeted floors, a radiator and a window looking over the rear of the home.

### Bedroom Three

9' 6" x 9' 5" into bay ( 2.90m x 2.87m into bay )

The third double bedroom has carpeted floors, a radiator and a bay window looking over the front of the home.

### Bedroom Four

9' 5" into recess x 8' 4" ( 2.87m into recess x 2.54m )

The fourth double bedroom has carpeted floors, a radiator and a window to the rear of the home.

### Bathroom

A spacious family bathroom with a w.c, a wash hand basin, a shower cubicle, a bath tub, built in storage and a window to the front.

### Exterior

The property is situated on a corner plot with the home there is a block paved driveway, able to fit multiple vehicles. Around to the rear there is a fantastic size, lawn garden with a storage shed, a summer house and a outbuilding/studio ( 5m x 3m ) which could be used as a great home office. The property also benefits from 2 solar panel systems ( one FIT, one battery ) which are owned outright and come with the property, creating an energy-efficient and cost-effective home.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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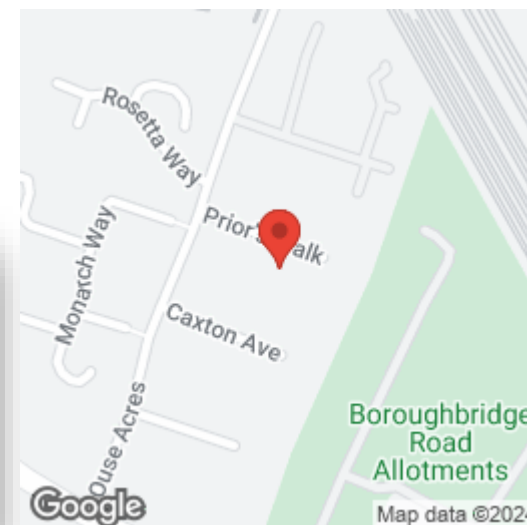
## Priors Walk, YORK

- A SUBSTANTIAL AND BEAUTIFULLY PRESENTED FAMILY HOME
- FOUR DOUBLE BEDROOMS AND TWO RECEPTION ROOMS
- A SUPERB, LANDSCAPED GARDEN SET ON A SPACIOUS CORNER PLOT
- CUL-DE-SAC LOCATION
- FANTASTIC, OPEN PLAN DINING KITCHEN WITH BIFOLD DOORS TO THE CONSERVATORY

Tenure: Freehold EPC Rating: D

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

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