

HARWOOD

THE ESTATE AGENT

01952 881010

72 York Rd, Priorslee TF2 9WD



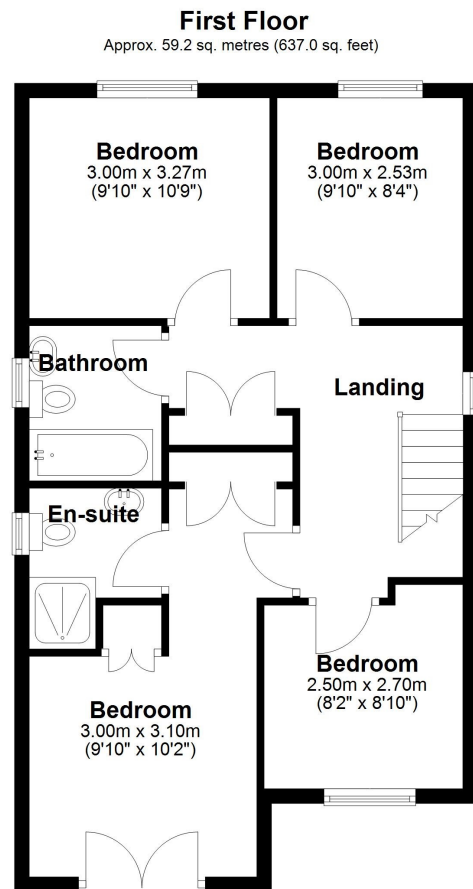
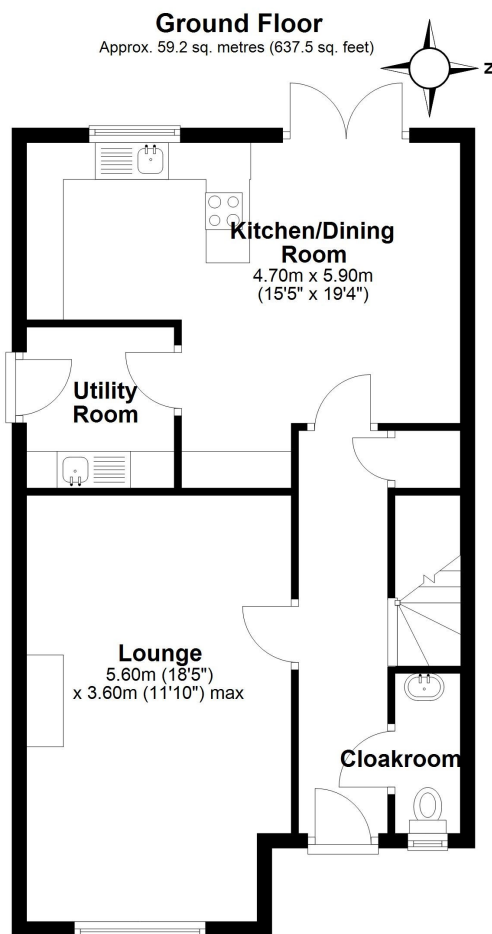
£ 3 8 5, 0 0 0 region

This well-presented detached family home enjoys a peaceful position at the end of a quiet cul-de-sac, offering additional privacy and no passing traffic. The ground floor features an inviting entrance hallway with guest cloaks, a generous lounge, and a stylish kitchen/diner with double doors opening out to the rear garden. An adjoining utility room provides useful additional space and convenience. Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a smart, modern family bathroom. Outside, the property offers driveway parking to the front, a single garage, and a sunny, enclosed rear garden—an ideal space for families, entertaining or simply relaxing. The location is excellent, with easy access to local schools, a nearby medical practice, and a range of amenities. The area also provides superb connectivity to the major road network, making it a convenient base for commuting.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 118.4 sq. metres (1274.4 sq. feet)
72 York Road

Tenure Freehold **Council tax** Band E

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 15th November 2025