



14 Priors Walk

York, YO26 5SW

Guide Price £325,000





A SUPERB 3 BED SEMI-DETACHED HOUSE WITH SOUTH FACING REAR GARDEN. Located on this quiet cul-de-sac just off Boroughbridge Road and convenient for York City Centre and the outer ring road. Served by local shops, schools and amenities, this impressive home is sure to appeal to an array of buyers, benefitting from uPVC double glazing and gas central heating. The bright and airy living accommodation comprises; entrance hallway, wc/cloaks, kitchen with integrated appliances and breakfast bar, 24ft through lounge/dining room, first floor landing, 3 first floor bedrooms (2 doubles and 1 single), and 3 piece house bathroom. To the outside is a front gravel driveway providing off street parking and the potential for electric car charging, side access to rear paved courtyard garden with raised lawn and timber storage shed. An internal viewing is highly recommended.

**Entrance Hallway**

Composite entrance door, laminate flooring, single panelled radiator, storage cupboard, stairs to first floor

**WC/Cloaks**

Window to side, low level WC, fitted wall and base units with stainless steel sink and mixer tap, laminate flooring, towel radiator, power points

**Kitchen**

Composite door to side, fitted wall and base units with counter top, 1.5 sink with draining board and mixer tap, velux window, window to rear, integrated fridge/freezer, electric oven and hob, dishwasher, power points, laminate flooring, plumbing for washing machine

**Dining Area**

uPVC french doors to garden, laminate flooring, single panelled radiator, power points







### **Lounge Area**

uPVC bay window to front, laminate flooring, double panelled radiator, TV and power points

### **First Floor Landing**

uPVC window to side, carpeted flooring, loft access hatch

### **Bedroom 1**

uPVC window to front, fitted wardrobes, carpeted flooring, double panelled radiator, power points

### **Bedroom 2**

uPVC window to front, storage cupboard, double panelled radiator, carpeted flooring, power points

### **Bedroom 3**

uPVC window to rear, double panelled radiator, carpeted flooring, power points, storage cupboard

### **Bathroom**

uPVC opaque window to rear, panelled corner bath with shower over, low level WC, wash hand basin with storage, extractor fan, vinyl flooring, part tiled walls, towel radiator

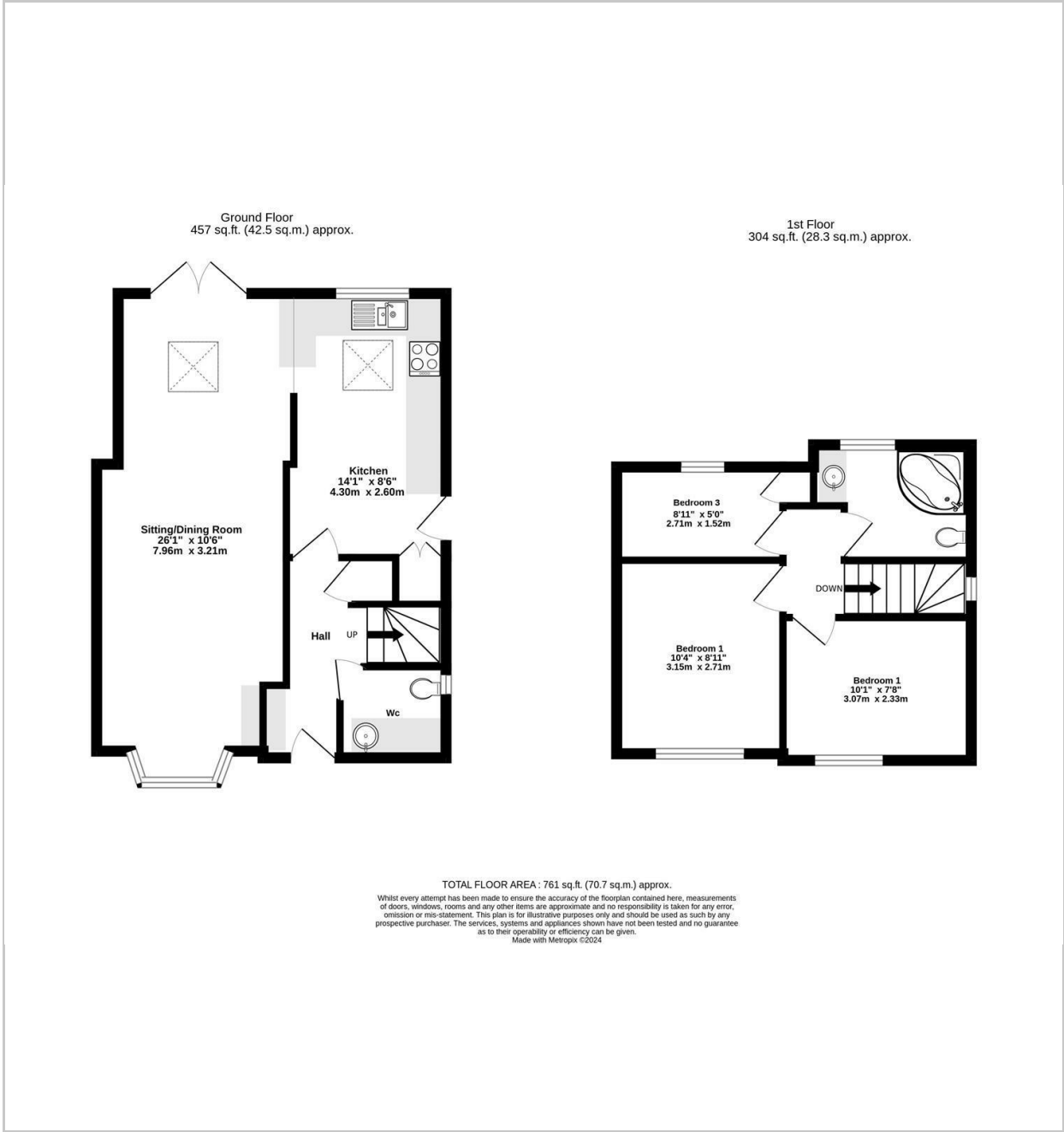
### **Outside**

Front gravel and concrete driveway with power, side access, rear paved patio, lawn, timber shed, fence and hedge boundary, outside tap

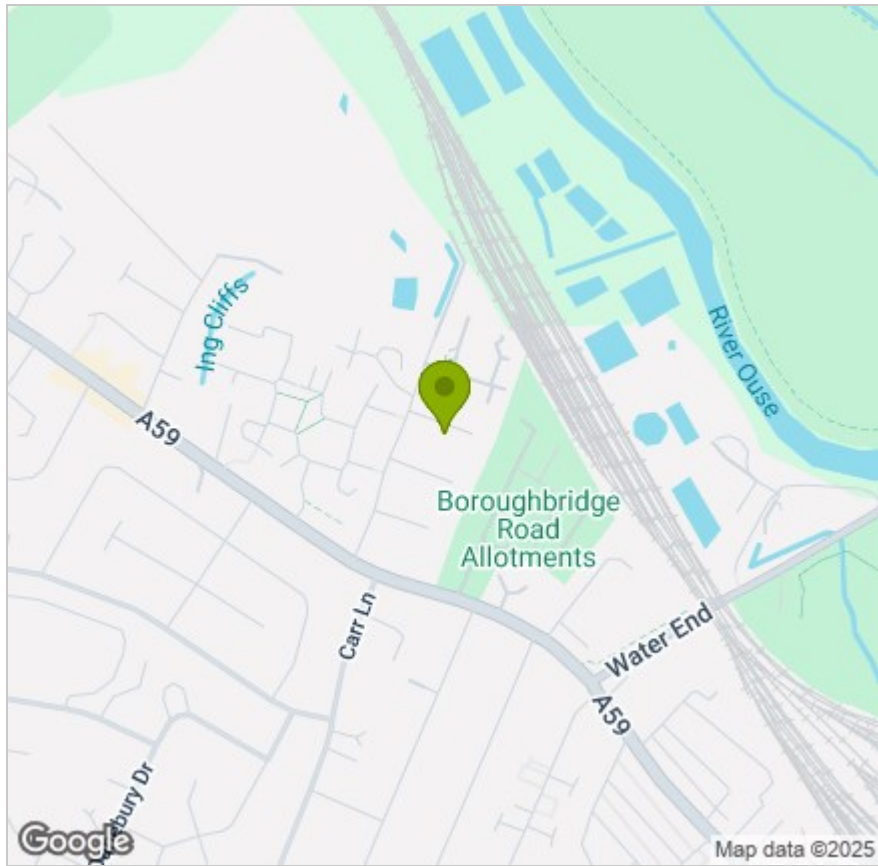




FLOOR PLAN



LOCATION



EPC

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		
England & Wales	EU Directive 2002/91/EC	

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