



3 Priory Green,
York, North Yorkshire YO26 5BP

Guide Price £339,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale a superb well-proportioned, three bedroom townhouse, spread over three floors, tucked away in a quiet cul-de-sac development, just off Boroughbridge Road. This excellent family home, offers both spacious and flexible modern style living and is perfectly situated with easy access to the outer ring road and within easy walking distance of local shops, popular schools and West Bank Park, plus there are also bus rides to the York city centre and the railway station. While benefitting from double glazing, gas fired central heating and a sperate garage, this house is ideal for a variety of purchasers including singles, professional couples, young families, those looking to retire and buy to let investors. In brief comprises; From the front entrance door and hallway, doors lead to the dining room, which could be used as a study for those who work from home, downstairs cloakroom and a fabulous kitchen-diner with a range of units, with integrated appliances, plus ample space for a table and chairs. From the first floor landing, we find further reception rooms, to the rear the living room with two windows letting in lots of natural light, a bedroom to the front and the family bathroom completed this floor. A stairwell leads us up to the second floor. From where doors lead to two further bedrooms, the principal with en-suite. Outside to the front of the house, we find ample off street parking. To the rear a pretty fenced courtyard garden, with both a raised astro and paved patio areas, just right for outside entertaining and lazy summer evenings. This stylish house also has a garage, situated to opposite the front in a block of five, perfect for a car enthusiast or as a workshop, plus extra parking in front. An early viewing comes highly recommended not to miss out on this fabulous family home.

Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door leads into the hallway. Stairs to first floor, under stairs storage and radiator. Doors leading to...

Cloakroom

7' 5" x 3' 2" (2.26m x 0.96m)

Low level wc, sink with mixer taps, set in a vanity unit, extractor fan* and radiator*.

Dining Room

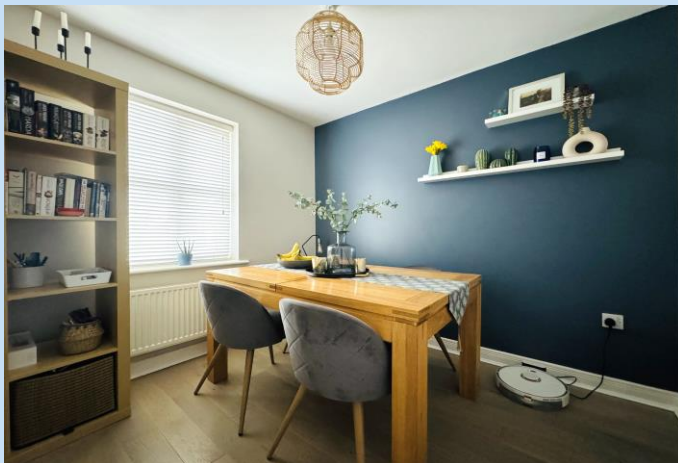
8' 8" x 7' 5" (2.64m x 2.26m)

Double glazed windows to the front aspect and radiator*.

Kitchen/Diner

14' 9" x 14' 2" (4.49m x 4.31m)

Fabulous breakfast/kitchen with a range of wall, floor and drawer units with matching worktops over, sink unit with mixer taps, integrated appliances include, electric oven*, 4 x gas hob* with extractor hood over*, fridge/freezer*, dishwasher*, plumbing for a washing machine*, double glazed windows to rear aspect, door leading to the garden, ample space for table and chairs, down lighting, tv and telephone points* and radiator*.



First Floor Landing

Stairs to second floor and radiator*. Doors leading to...

Living Room

14' 2" x 11' 4" (4.31m x 3.45m)

Living room with double glazed windows to the rear aspect, tv point* and radiators*.

Bathroom

8' 7" x 7' 9" (2.61m x 2.36m)

Modern white suite comprising, bath with mixer taps and shower head attachment, pedestal wash hand basin with mixer taps, low level wc, extractor fan* and heated towel rail*.

Bedroom 3

14' 2" x 7' 5" (4.31m x 2.26m)

Double glazed windows to the front aspect and radiator*.



Second Floor Landing

Doors leading to...

Bedroom 1

14' 1" x 12' 4" (4.29m x 3.76m)

Double glazed windows to the rear aspect and radiator*. Door leading to...

En-suite

5' 11" x 5' 4" (1.80m x 1.62m)

Modern white suite comprising, walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan* and heated towel rail*.

Bedroom 2

14' 2" x 10' 0" (4.31m x 3.05m)

Double glazed windows to the front aspect, built in airing cupboard and radiator*.



Outside

To the front of the house is allocated parking. To the rear is a fenced garden, with a raised decking area, covered in astro turf, plus a paved patio, perfect for outside entertaining, shrub borders and a rear access gate.

Garage

15' 9" x 8' 7" (4.80m x 2.61m)

To the side of the houses is a garage in a row of five with an up and over door, power and lighting.

Agents Note

EPC Rating C. Council tax band D.

Broadband supplier: Onestream.

Broadband speed: 62 MBPS.

Water supplier: Yorkshire Water.

Gas supplier: Out fox the market.

Electricity supplier: Out fox the market.



Energy performance certificate (EPC)3 Priory Green
YORK
YO26 5BP

Energy rating

CValid until: **17 January 2034**Certificate number: **0350-2923-6390-2594-6301**

Property type

Mid-terrace house

Total floor area

101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).**Bishops Personal Agents**

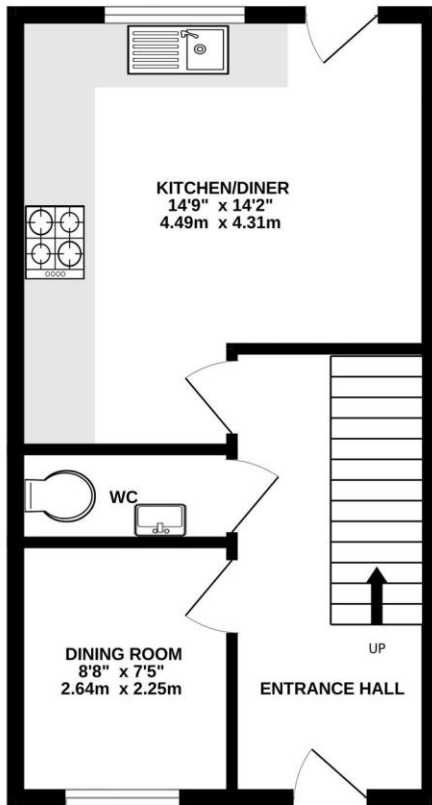
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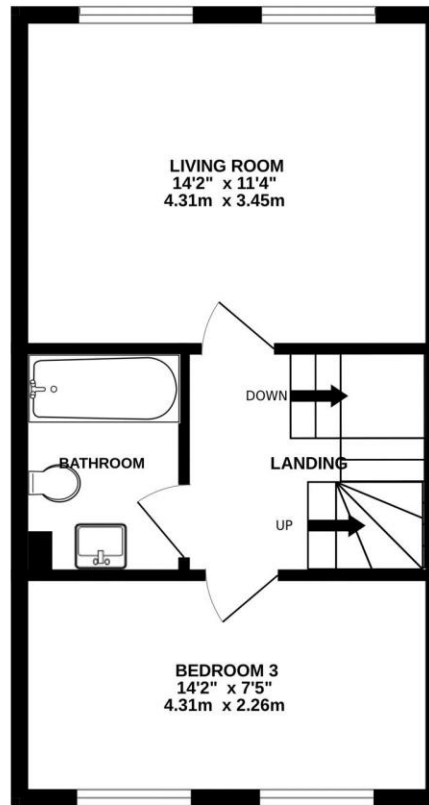
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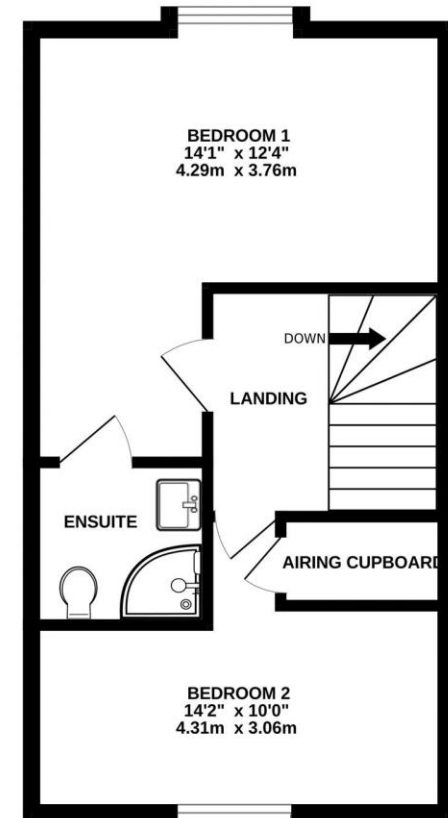
GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.