



8-10 Priory House Priory Street
York, YO1 6BY
Guide Price £325,000

Located within the Walls, Churchills are delighted to offer for sale this ready to move into two bedroom, two bathroom apartment part of this imposing period building just off Micklegate with secure gated parking. Recently updated, this fabulous property is sure to appeal to a range of buyers wanting a city centre address. Access via the main communal hallway, it comprises: entrance hall, large open plan living kitchen with refurbished slide sash bay window with original shutters to front and fitted kitchen with full range of fitted appliances, master bedroom with three piece en-suite shower room, second double bedroom and three piece house bathroom with bespoke fittings and travertine tiling. The property also benefits from intelligent wi-fi enabled electric heating and internal oak doors. To the outside is a gated car park with designated parking space, storage areas as well as bin and bicycle storage. An accompanied viewing of this stunning property is strongly recommended. Please call Churchills today!



Entrance Hallway

Oak entrance door, laminate flooring, wall mounted electric heating, recessed spotlights



Living Kitchen

20'5" x 14'10" (6.22m x 4.52m)

Living area: slide sash bay window with original shutters to front, wall mounted electric heater and fire, laminate flooring, power points, television points
 Kitchen area: fitted wall and base units with granite worktop, stainless steel sink and draining board, with mixer tap, integrated fridge/freezer, slimline dishwasher, washing machine, oven and hob, storage cupboard housing hot water cylinder, laminate flooring, power points, spotlights



Master Bedroom

17'7" x 12' (5.36m x 3.66m)

Slide sash bay window to rear with views of city walls, wall mounted electric heater, carpets and power points





En-suite

Walk-in shower enclosure with travertine tiling, low level w.c., wash hand basin, towel radiator, extractor fan, recessed spotlights, tiled flooring

Bedroom 2

8'6" x 7'3" (2.59m x 2.21m)

Slide sash window to side, wall mounted electric heater, carpets and power points

Bathroom

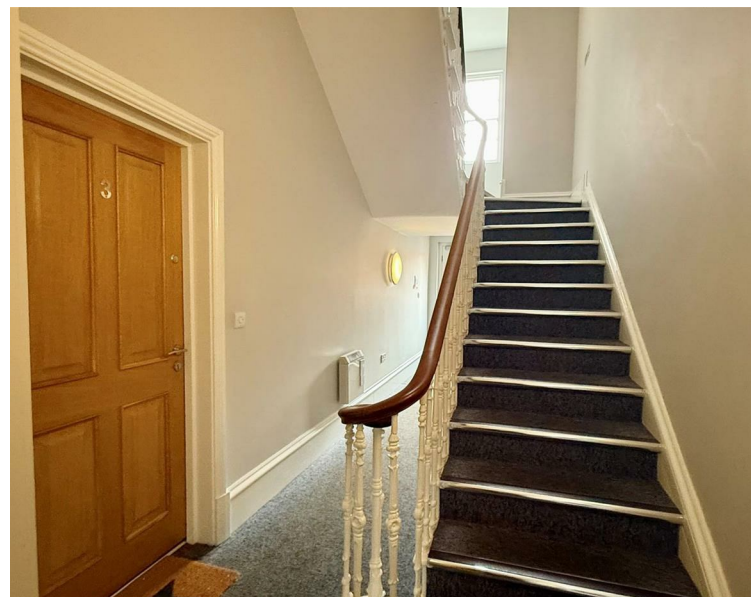
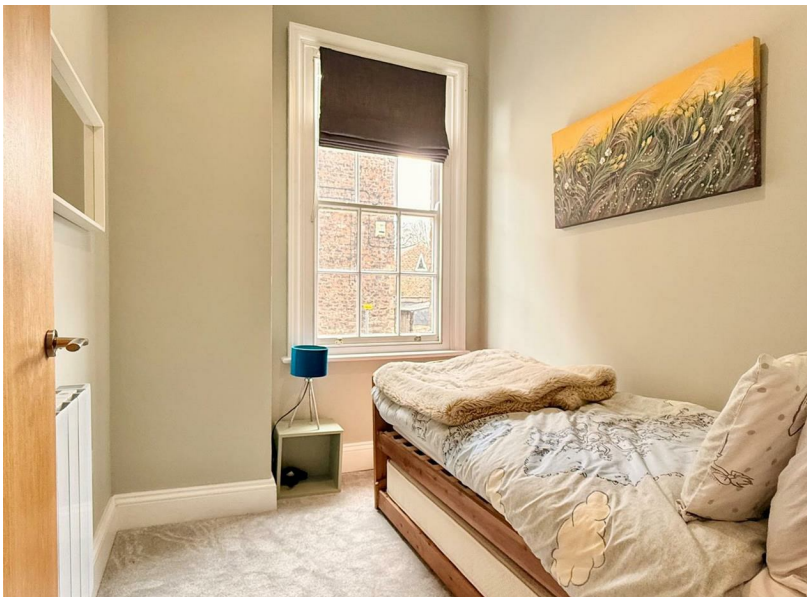
Opaque slide sash window to side, Villeroy and Boch bathroom fittings with Grohe taps to the panelled bath with shower over, wash hand basin, low level w.c, towel radiator, travertine walls and floor tiling, shaver point, extractor fan, recessed spotlights

Communal areas

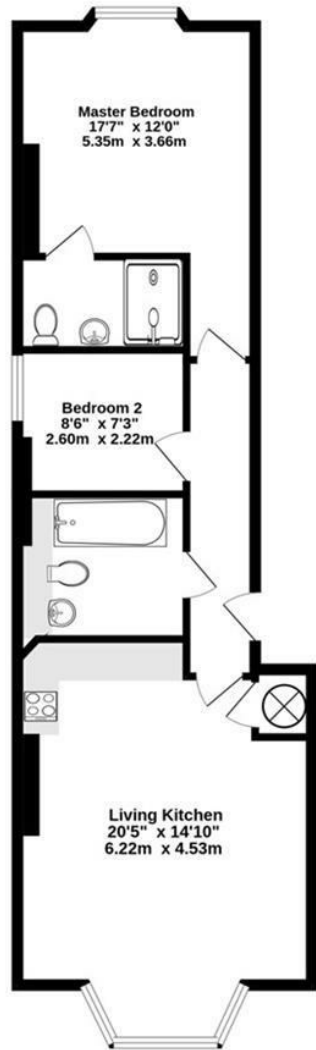
Will kept entrance hallway, rear door to car park, gated car park with designated parking space, storage areas, bin and bicycle store
Lease and service charges to be advised

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



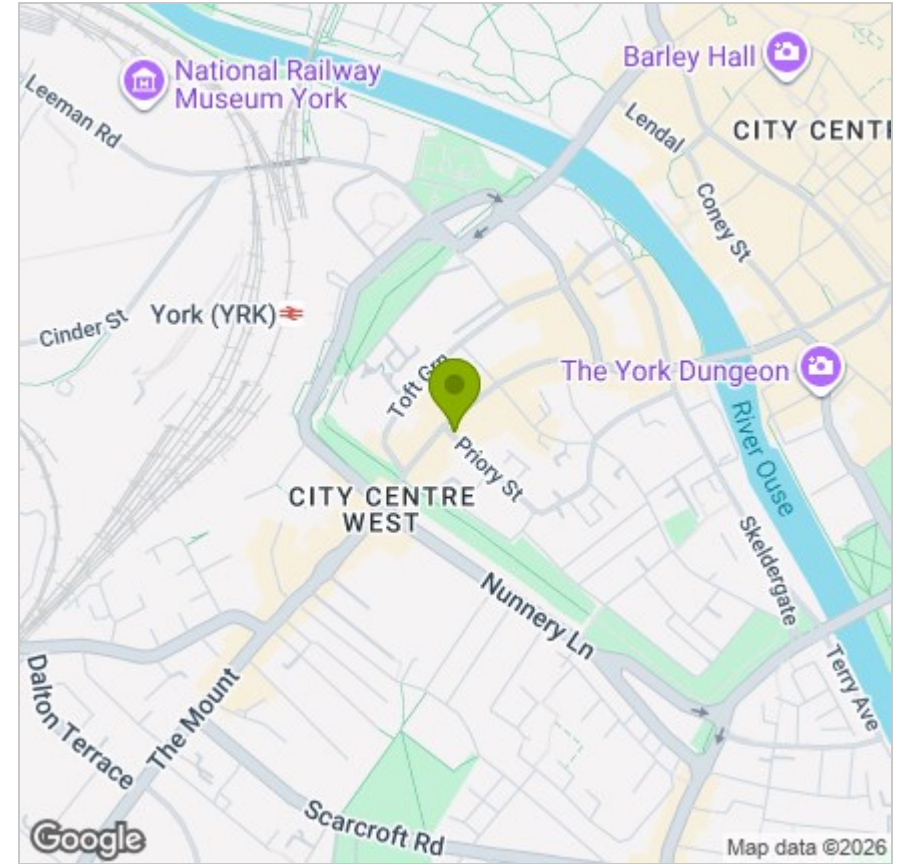
Ground Floor
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.