# 20 Priors Walk, York YO26 5SW

HUDSON MOODY

A well presented TRADITIONAL SEMI-DETACHED HOUSE with rear extension and good sized gardens. The house is situated towards the end of a cul-de-sac in a convenient location off the A59 Boroughbridge Road.

- Exended and Well Presented Semi-Detached House
- Living Room
- Separate Dining Room/Family Room with Patio Doors to Garden
- Generous Extended Dining Kitchen. Ground Floor Cloakroom
- Two Double Bedrooms
- Single Room or Study
- Well Equipped Modern House Bathroom
- Off Street Parking
- Lawned Garden with Storage Sheds
- Good Access to York City Centre

## Offers Over £300,000

## Tenure: Freehold

## Council Tax Band: B

20 Prior's Walk

Approximate Gross Internal Area = 84.9 sq m / 913 sq ft

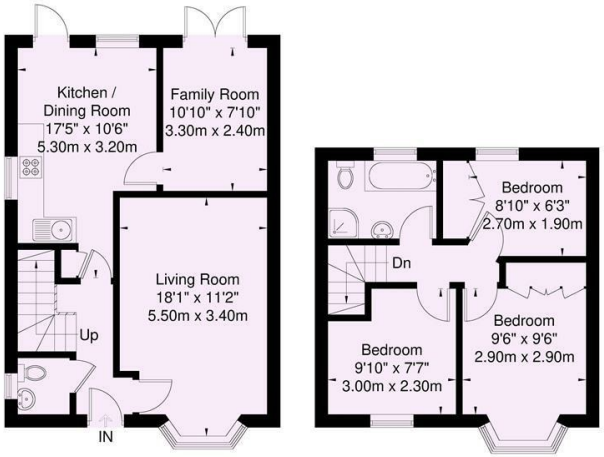


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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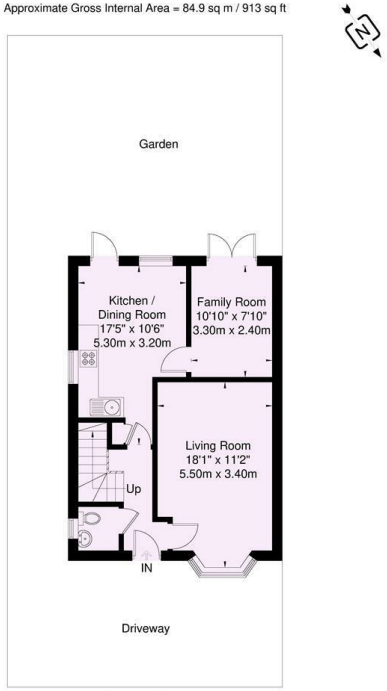


Ground Floor

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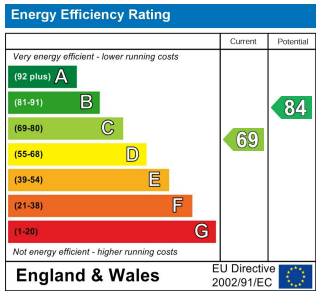

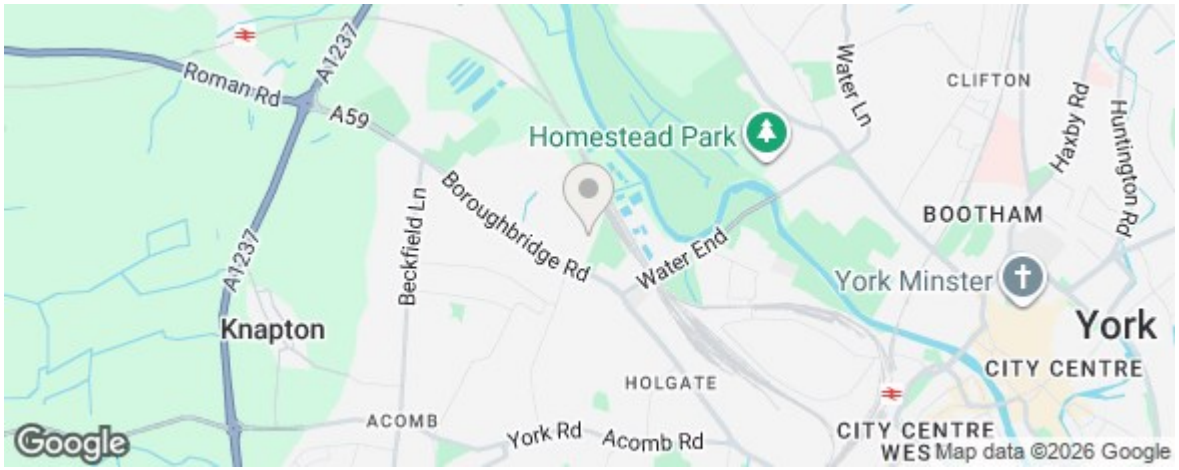


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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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