



KINGS POOL WALK, YORK
£650,000

Carter Jonas

KINGS POOL WALK, YORK, YO1 7NA

Nestled within the prestigious Hungate development is this elegant five-bedroom, three-bathroom townhouse. Just a few minutes' walk from York's historic city centre, the property offers an unparalleled blend of modern living with a surprisingly quiet outlook. The flexible layout includes a master bedroom with an en-suite bathroom, four additional bedrooms, two reception rooms, a spacious kitchen/diner, a utility room, and a balcony. The west-facing courtyard opens onto beautifully landscaped communal gardens, providing a serene retreat from the bustling city.

The heart of the home is the large kitchen/diner that features contemporary wall and base units, built-in appliances, and ample space for dining and entertaining. French doors lead to the charming courtyard garden, perfect for al fresco dining or simply enjoying the outdoors. The reception rooms offer versatile spaces for relaxation, whilst the utility room adds convenience to daily living.

One of the standout features of this property is the private roof terrace, accessed via the third floor. This space is bathed in natural light, creating an inviting atmosphere for relaxation or entertaining. The terrace offers stunning views of the surrounding area, making it an ideal spot to unwind after a long day.

Unusually, the property also boasts four allocated parking spaces in the secure underground parking, offering unparalleled convenience.

In addition to its impressive interior, the townhouse benefits from its prime location within the Hungate development. Residents can enjoy the tranquillity of the communal gardens while being just a stone's throw from York's vibrant city centre.

TENURE Leasehold

LOCAL AUTHORITY City of York Council

EPC BAND C

A TRULY IMPRESSIVE 5 BEDROOM TOWN HOUSE SET IN THE HEART OF YORK'S CITY CENTRE.







APPROXIMATE GROSS INTERNAL FLOOR AREA
1879 SQ FT / 174.53 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 86 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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IMPORTANT INFORMATION

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KINGS POOL WALK, YORK, YO1

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Unusually, the property also boasts four allocated parking spaces in the secure underground parking, offering unparalleled convenience.

In addition to its impressive interior, the townhouse benefits from its prime location within the Hungate development. Residents can enjoy the tranquillity of the communal gardens while being just a stone's throw from York's vibrant city centre, with its superb restaurants, pubs and shops. St Peter's, Bootham and The Mount schools are all just a walk away.

TENURE Leasehold

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