



8 KINGS POOL WALK, YORK
Guide Price £500,000

Carter Jonas

8 KINGS POOL WALK, YO1 7NA

King's Pool Walk enjoys a delightful setting on the fringe of the Hungate development with glorious views across the Foss Islands Nature Reserve. Completed in 2007, the property has been finished to a high standard and boasts 3 very well appointed stylish bathrooms and a modern well equipped kitchen with generous dining area. The versatile accommodation is arranged over 4 floors with 4/5 generous bedrooms ideal for a growing family or for professionals wishing to work from home.

The property, which is exceptionally well-presented has been very well-maintained by the current owners and features both East and West facing balconies capturing both morning and evening sun, together with a charming roof terrace which enjoys leafy views across the river and nature reserve.

Light and bright throughout, the property also benefits from a private terraced garden to the rear which is accessed from the kitchen making it ideal for al-fresco entertaining and also additional communal gardens. The property also benefits from a secure parking spot.

Hungate is situated within the city walls and is on the doorstep of York's foremost amenities which encompass a diverse mix of shopping, bars, restaurants, historic and cultural attractions. The mainline railway station is within walking distance with some trains giving access to London King's Cross in under 1 hour 50 minutes. Access to the ring road for travel further afield is also close by.

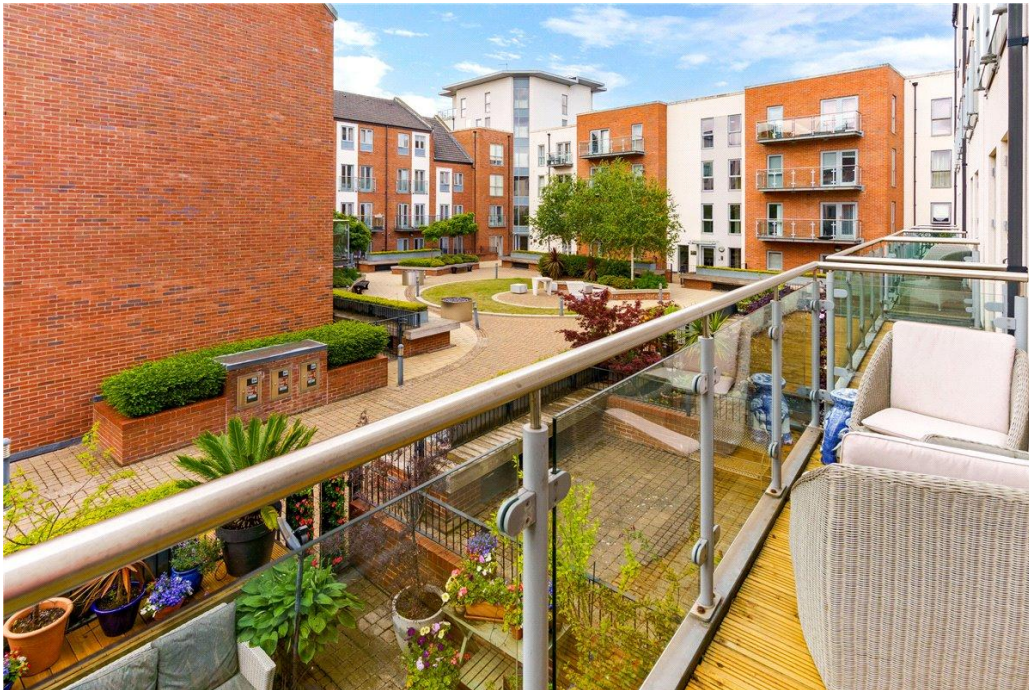
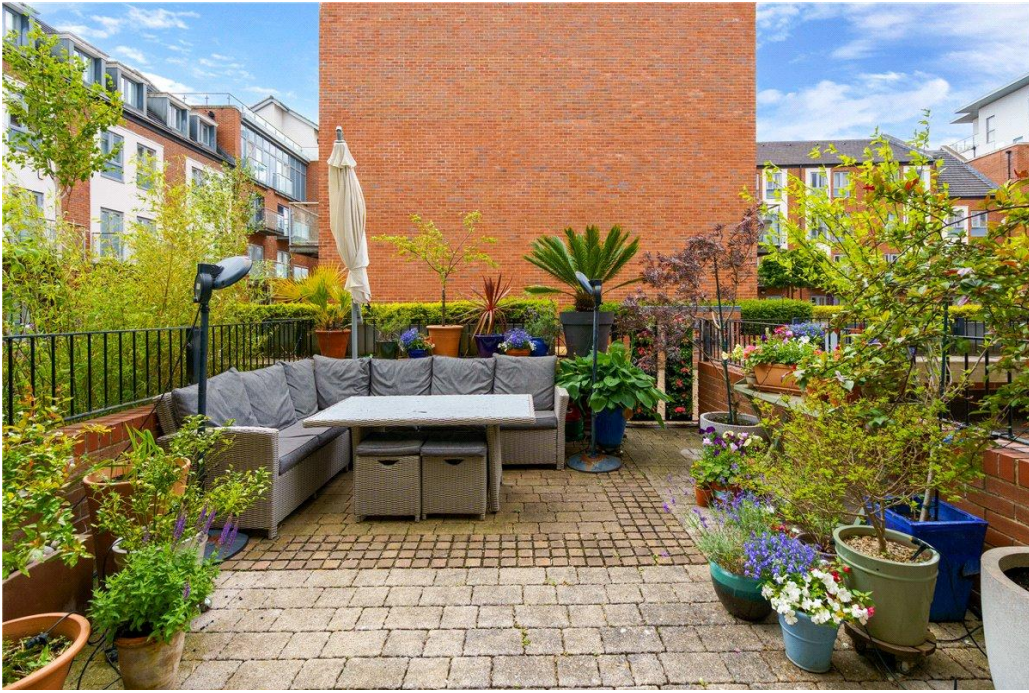
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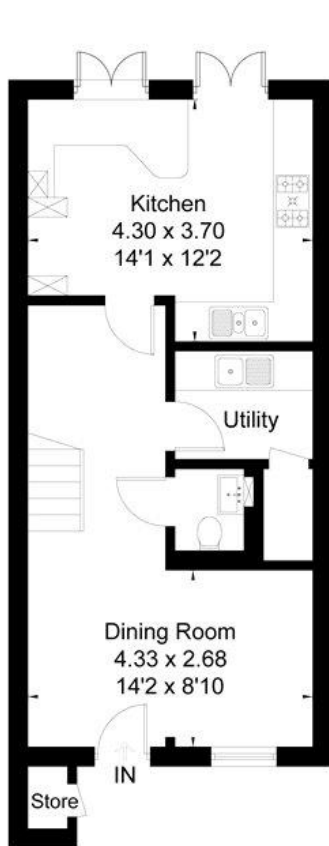
A BEAUTIFULLY PRESENTED AND VERSATILE 5 BEDROOM TOWN HOUSE IN EXCESS OF 1,800 SQUARE FEET WITH SECURE PARKING, COURTYARD GARDEN, EAST AND WEST FACING BALCONIES AND A ROOF TERRACE. IDEALLY SITUATED WITHIN THE CITY WALLS



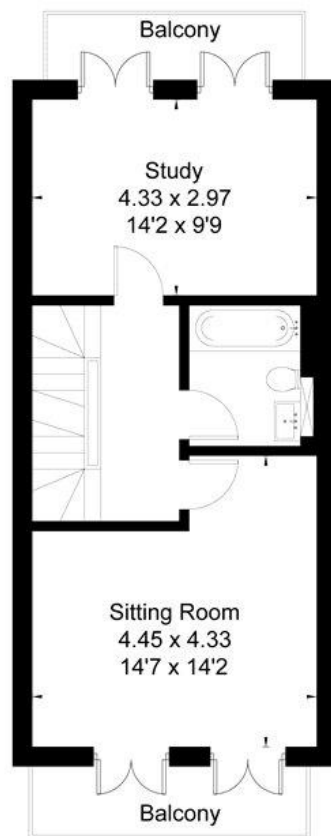




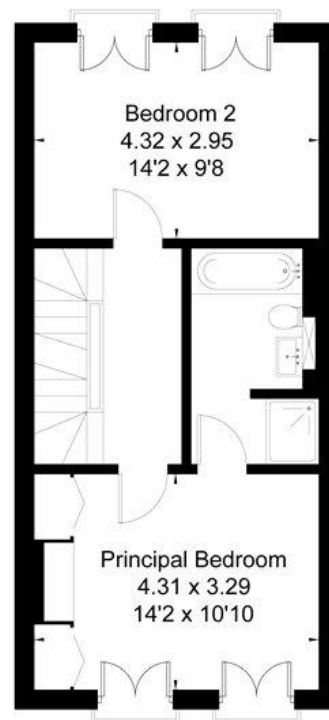
Kings Pool Walk York YO1
 Approximate Area = 1808 sq ft / 168 sq m
 Store = 6 sq ft / 0.6 sq m
 Total = 1814 sq ft / 168.6 sq m



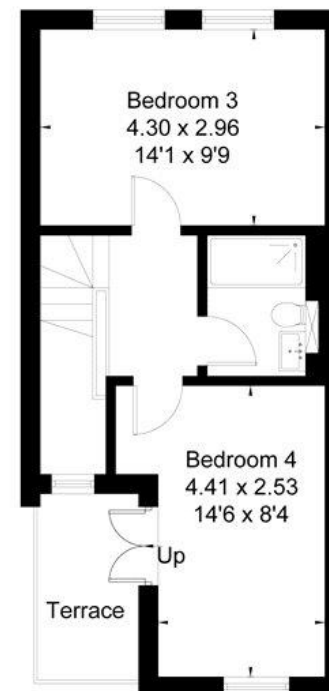
Ground Floor



First Floor



Second Floor



Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93938

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	87
(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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