



KINGS POOL WALK, YORK
GUIDE PRICE £465,000

Carter Jonas

KINGS POOL WALK, YORK, YO1 7NA

Built in 2007, the property has been meticulously maintained by the current owners and is presented in excellent decorative order. The accommodation is both light-filled and flexible, with a layout perfectly suited to growing families, multi-generational living or those seeking dedicated home working space.

The ground floor centres around an impressive open-plan kitchen and dining area, creating a sociable heart to the home. The contemporary kitchen is well-equipped with ample storage and workspace, while the adjoining dining room offers an ideal setting for entertaining. A useful utility room, cloakroom/WC and storage complete this level, with direct access to the private rear terrace.

Occupying the entire first floor is a superb reception level, featuring a spacious sitting room with balcony overlooking the communal gardens, together with a generous study that could also serve as a fifth bedroom, guest suite or additional family room. A second balcony enhances the space and allows natural light to flood through the property.

The second floor hosts the principal bedroom with an ensuite and a further large double bedroom. The principal bedroom enjoys fitted wardrobes and an attractive outlook, creating a comfortable and peaceful retreat.

The top floor provides two further generous bedrooms together with an additional bathroom and access to a delightful roof terrace. This elevated outdoor space enjoys far-reaching views across the river corridor and nature reserve, providing a wonderful spot to relax and unwind.

The east and west-facing balconies capture both the morning and evening sun, while the private rear terrace garden, is ideal for al fresco dining and summer entertaining. Residents also benefit from attractive communal gardens and a secure allocated parking space.

Situated within York's historic city walls, Hungate is one of the city's most desirable residential developments. The vibrant city centre, with its renowned restaurants, cafés, independent shops and cultural attractions, is just a short walk away. York railway station provides direct services to London King's Cross in under two hours.

TENURE Leasehold

LOCAL AUTHORITY City of York Council

EPC BAND C

COUNCIL TAX G

A SUPERB CITY TOWNHOUSE SET WITHIN YORK'S HISTORIC WALLS, OFFERING SPACIOUS CONTEMPORARY LIVING WITH BALCONIES, ROOF TERRACE AND SECURE PARKING







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



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		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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