



HUDSON
MOODY

24 Priory Street, York YO1 6EX



A superb end terrace, PERIOD TOWNHOUSE WITH A SEPARATE ANNEX which has been comprehensively updated to achieve MAXIMUM ENERGY EFFICIENCY and situated within the heart of the city centre, lying WITHIN THE CITY WALLS and close to York's railway station.

Arranged over four floors, this impressive family home retains extensive period features yet has been fully modernised to run as efficiently as possible. The ground floor reception hall leads first into the spacious living room with large bay window and recessed log burner then into a second sitting room with views over the rear courtyard. In addition to the ground floor is a handy study/home office again enjoying views to the back towards the city walls. A staircase leads from the rear of the house to the courtyard and a further staircase leads down to the lower ground floor with large open plan dining kitchen, featuring a range of fitted units and central island. A separate family area, with bi-folding doors, leads directly out onto the rear courtyard. The lower ground floor has the benefit of a separate utility area and WC. A turned staircase, with impressive stained glass, arched, window leads to the first floor where there are three generous double bedrooms and shower room. The staircase then leads to the second floor with two further double bedrooms and the modern house bathroom with separate shower cubicle. It should be noted, the second floor enjoys very special views towards York Minster and the city walls.

The house is set back from the road and reached via a private forecourt. To the rear is a flagged, south facing, courtyard garden which leads to a two storey, detached, annexe. To the ground floor is a large double bedroom and modern bathroom. An open staircase leads to a large, first floor, living/dining room with galley kitchen incorporating a range of fitted units and integral appliances.

The property has undergone a programme of updating by the current owners to include the installation of solar panels to aid energy efficiency.



- Impressive Period Townhouse
- Two Reception Rooms
- Open Plan Dining Kitchen
- and Family Room with Garden Access
- Five Generous Double Bedrooms
- Shower Room and House Bathroom
- Detached, One Bedroom Annexe to Rear
- South Facing Courtyard Garden
- Envious Views towards City Walls and York Minster

Guide Price £995,000

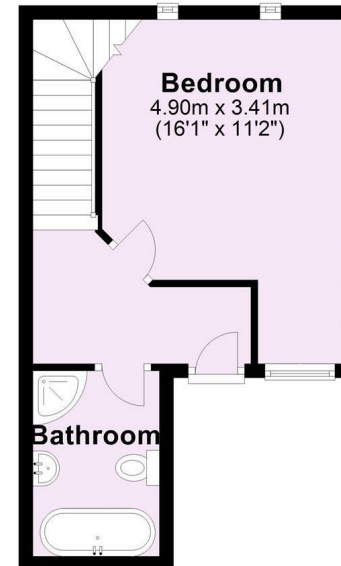
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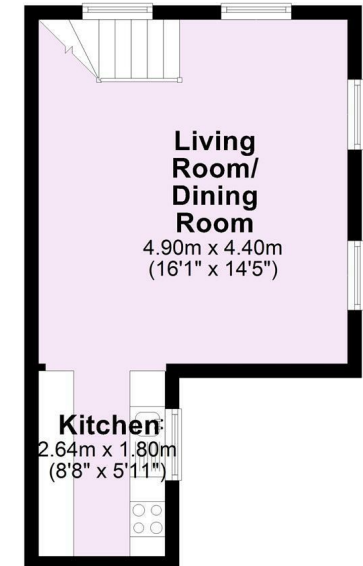


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Plan produced using PlanUp.

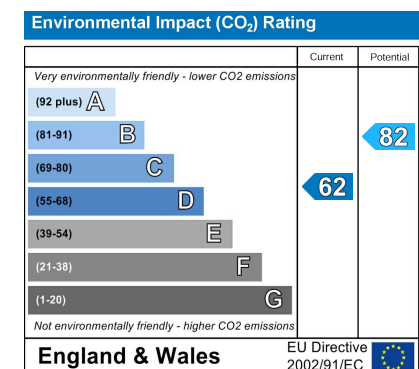
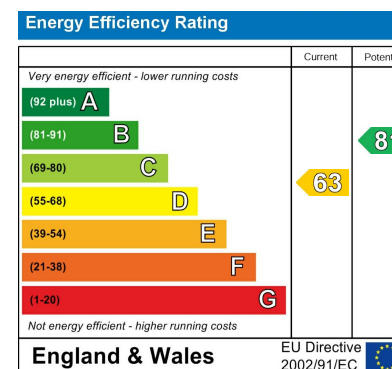
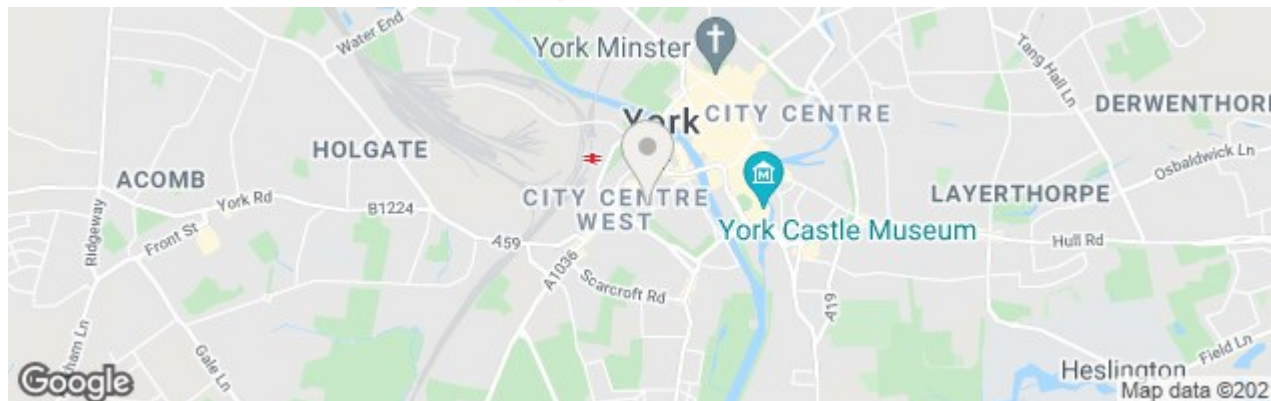
Ground Floor Annexe
Approx. 26.5 sq. metres (284.8 sq. feet)



First Floor Annexe
Approx. 26.5 sq. metres (284.8 sq. feet)



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- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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