

York

Priestley House
York
North Yorkshire
YO30 7BL

29 The Square, York, YO24 1UR

**£2,600
PCM**



On the ground floor, there is an entrance hall with access to the integrated garage, a W/C, a utility room with a washer/dryer and freezer, and an office/family room with a storage cupboard and French doors to the garden.

The first floor of this home is incredible, with a space stretching the depth of the property. It has a balcony to the front overlooking the garden square and a Juliet balcony to the rear over the garden. This open-plan space includes the kitchen with integrated appliances, a dining area, and a living room, all finished to a high standard. The living room is located at the front of the property with garden square views and French doors to the balcony.

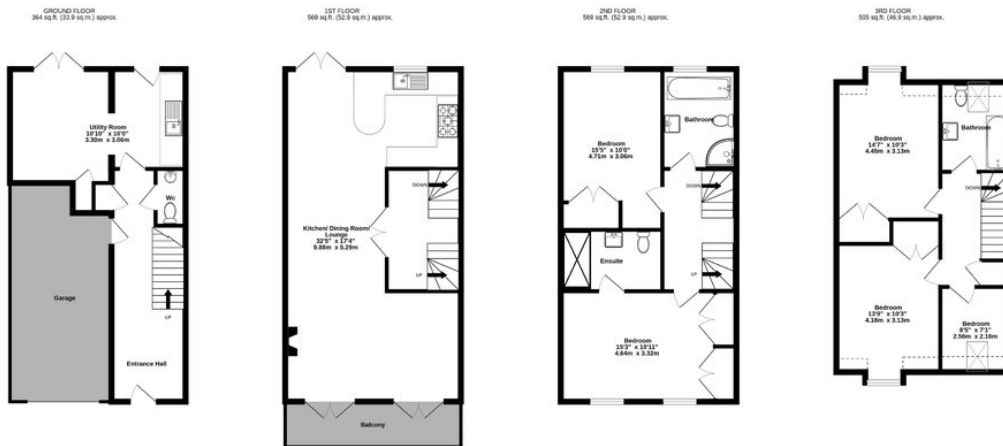
On the second floor, you'll find the first family bathroom with a four-piece suite, as well as a double bedroom and the main bedroom with an ensuite shower room with double sinks. Both bedrooms have fitted wardrobes.

Features

- Five Bedroom Townhouse
- Set Over Four Floors
- Stunning Open Plan First Floor
- En-Suite and Two Bathrooms
- Garage & Driveway Parking
- Available August

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



TOTAL FLOOR AREA: 2008 sq.ft. (186.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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