



## Friars Walk, York, YO13 9AE

- Living Room with Bay Window
- Two Double Bedrooms
- Rear Garden with Paved Area
- Modern Kitchen
- Family Bathroom
- Private Driveway

**Offers Over £250,000**



# Friars Walk, York, YO31 9AE

## DESCRIPTION

Located on the ever-popular Friars Walk in York, this fantastic two-bedroom mid-terrace home offers generous living space, modern features, and the convenience of private parking – all within easy reach of the city centre and local amenities.

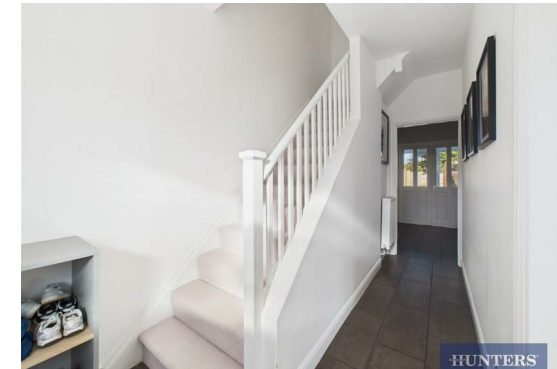
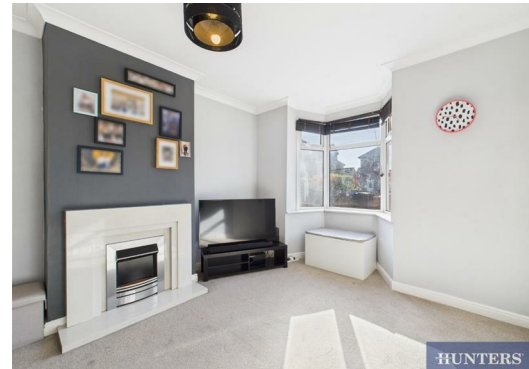
The property is beautifully presented throughout, with well-proportioned rooms that provide a real sense of space and comfort. The lovely kitchen includes space for an integrated oven, along with freestanding appliances including a dishwasher, and leads through to a small but practical utility area, perfect for additional storage and laundry needs. The bright and airy living area offers plenty of room for relaxing, creating a welcoming space to unwind or entertain. To the rear of the property just off the kitchen, is a flexible conservatory space, which makes the perfect place for a dining table.

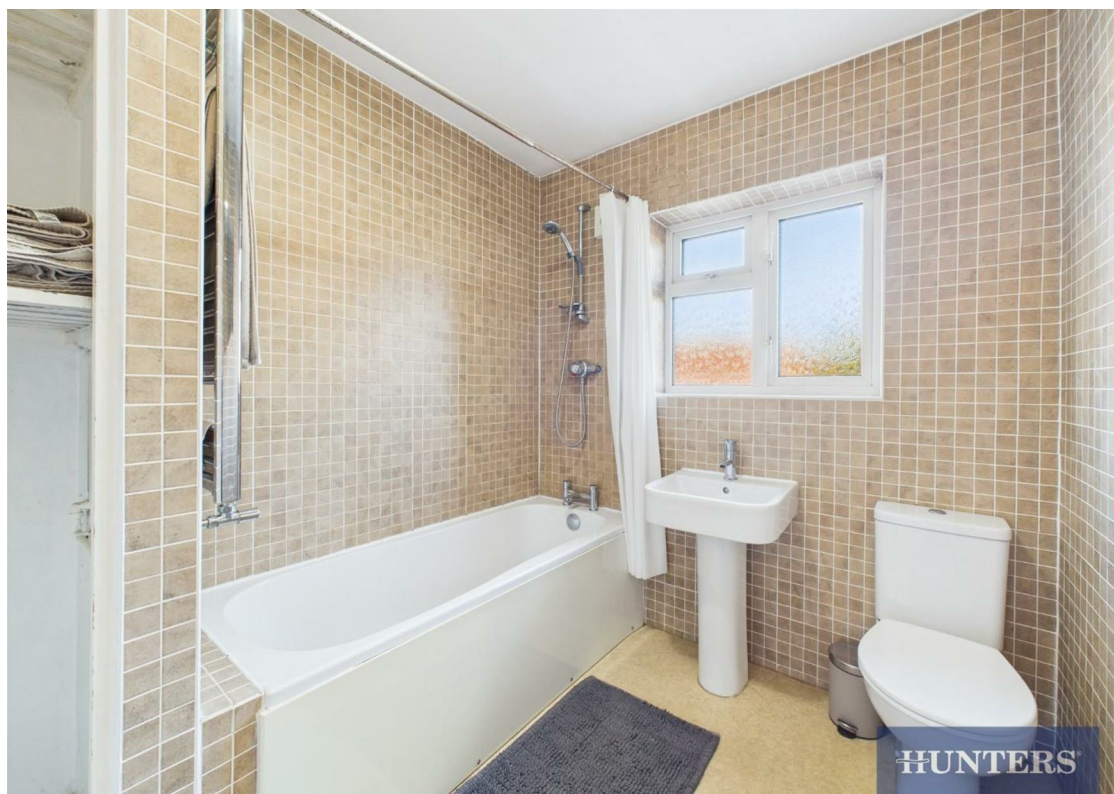
Upstairs, there are two spacious double bedrooms, with the master offering excellent built-in storage options and wardrobes. The bathroom completes the upper level and is presented to a high standard.

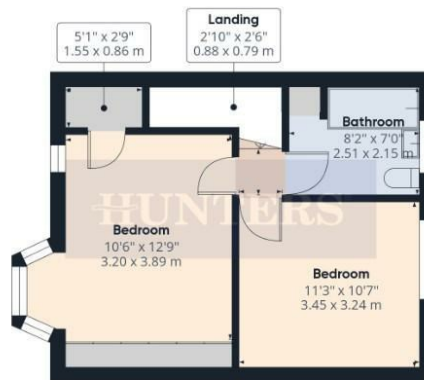
Outside, the rear garden is a lovely private spot with a paved yard area – ideal for enjoying warmer days with the additional benefit of a solid built storage shed. To the front, the property boasts a driveway providing off-street parking for two vehicles, along with the added bonus of an electric vehicle charging point. A side alley with secure gated access ensures convenient access and storage for bikes.

Friars Walk is well connected, with nearby shops, cafes, and green spaces all within easy walking distance. York's historic city centre is just a short drive, cycle or walk away, and the area is served by well-regarded local schools and excellent transport links, making this an ideal location for professionals, couples, or small families.

This is a superb opportunity to secure a well-appointed and conveniently located home in one of York's most desirable residential areas. Early viewing is highly recommended.





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Approximate total area<sup>(1)</sup>

832.92 ft<sup>2</sup>77.38 m<sup>2</sup>

(1) Excluding balconies and terraces

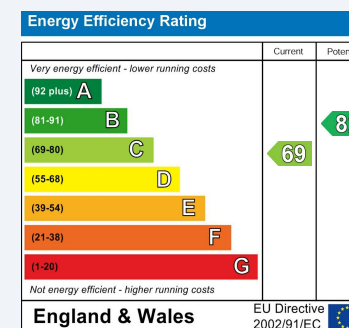
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



33 Huntriss Row, Scarborough, YO11 2ED  
Tel: 01723 336760 Email: [scarborough@hunters.com](mailto:scarborough@hunters.com) <https://www.hunters.com>

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