



**8 KINGS POOL WALK, YORK**  
Offers Over £550,000

**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.

**TENURE** Leasehold

**EPC BAND** C

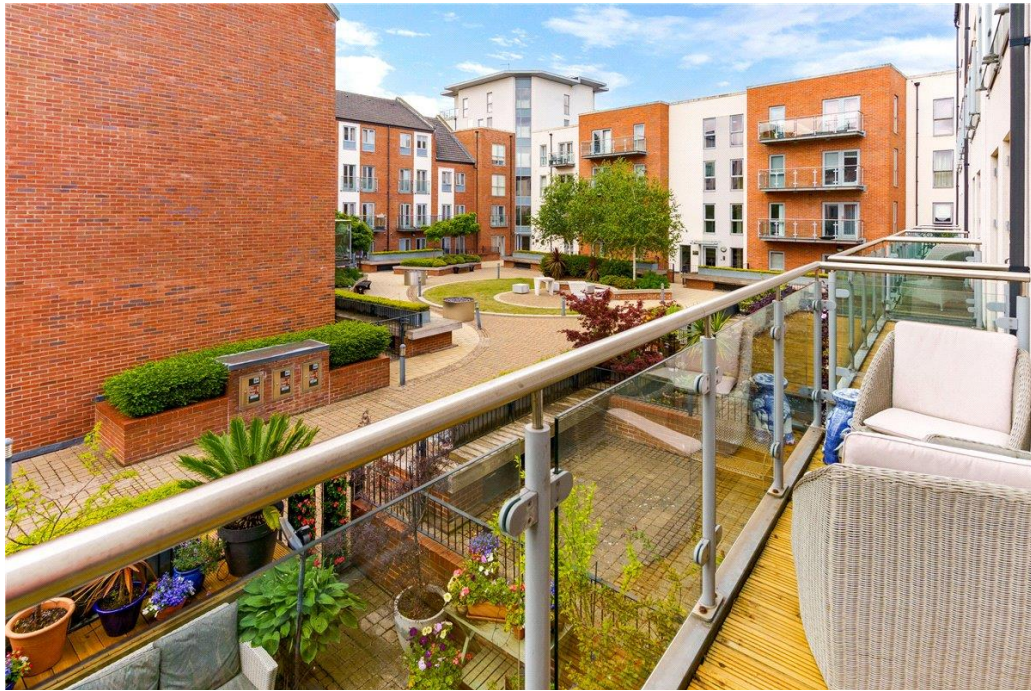
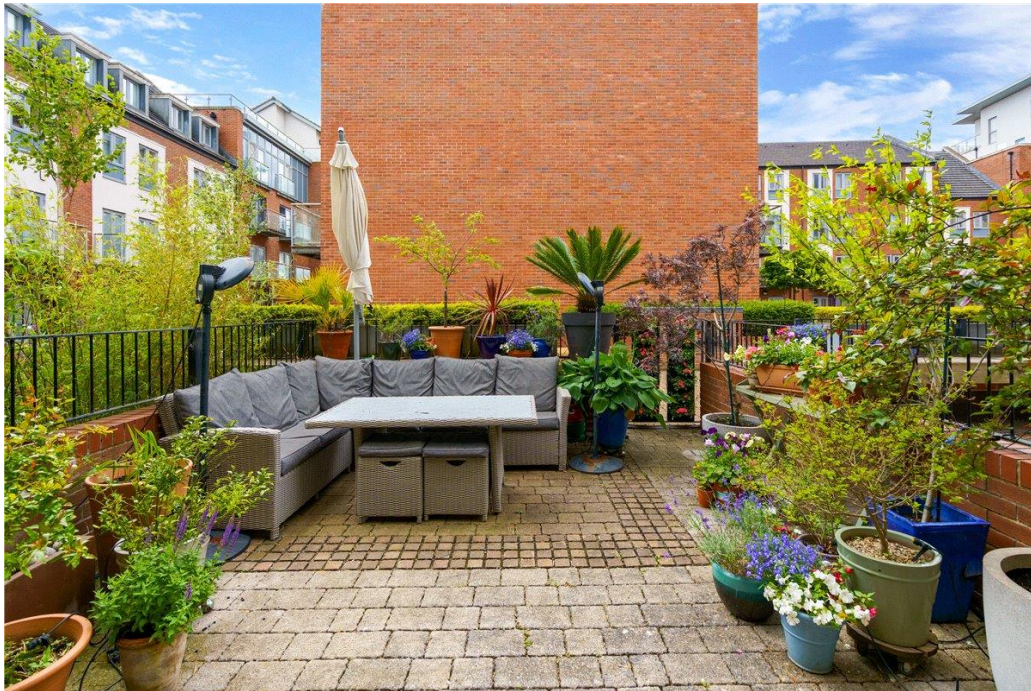
**A BEAUTIFULLY PRESENTED AND VERSATILE 5 BEDROOM TOWN HOUSE IN EXCESS OF 1,800 SQUARE FEET WITH SECURE PARKING, COURTYARD GARDEN, EAST AND WEST FACING BALCONIES AND A ROOF TERRACE. IDEALLY SITUATED WITHIN THE CITY WALLS**













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



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+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   | 80      | 87        |
| EU Directive 2002/91/EC                     |   |         |           |

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