



PRIORY

GATE

FULFORD

BROUGHT TO YOU BY



MARLEY
H O M E S

Welcome to Priory Gate

A unique collection of three new homes, each offering 4 bedrooms across three storeys.

Features include open plan kitchen and dining areas, bifold doors, ensuite bathrooms, integral garages, underfloor heating and high specifications.

This rare development offers the opportunity to live in a beautiful new home within walking distance of the historic city of York.





MARLEY
H O M E S

The Marley Homes Difference

The difference lies in our commitment to quality and high standards. We work with trusted local contractors, never outsourcing the site management or control, to ensure every project is managed in-house to our standards and ethos of meticulous attention to detail.

Our passion for high build quality is evident in our core approach to get things right first time.

Additionally, customers who reserve before the roof stage enjoy the opportunity to make personalised choices for their home.



PRIORITY
GATE | FULFORD

York Minster



Priory Gate is situated on Grange Garth, a quiet and tree-lined street in York. The development regenerates land originally belonging to the now converted Priory Hotel that sits adjacent to Fulford Road.

As well as being close to historic features of York such as Cliffords Tower and the City Walls, excellent transport links are available to the A1(M), the main motorway in the area heading North and South, in addition to the well connected York Train Station.

The city of York boasts attractions for all tastes, including ancient Roman history, shopping at the McArthurGlen Designer Outlet, excellent restaurants, gyms and cinemas.



The Shambles, York



The Ivy, York



Site Plan

- Plot One
- Plot Two
- Plot Three
- Site Boundary
- Existing Structures & Boundaries

Priory Gate truly offers a rare opportunity. City living with green open spaces nearby, tranquil walks alongside the River Ouse, all in an area of York that is known for retaining its village atmosphere and sense of community.

Priory Gate provides the best of both worlds, a peaceful home in a quiet area of York, with a bustling city within walking distance.

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FULFORD

SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY



Front View

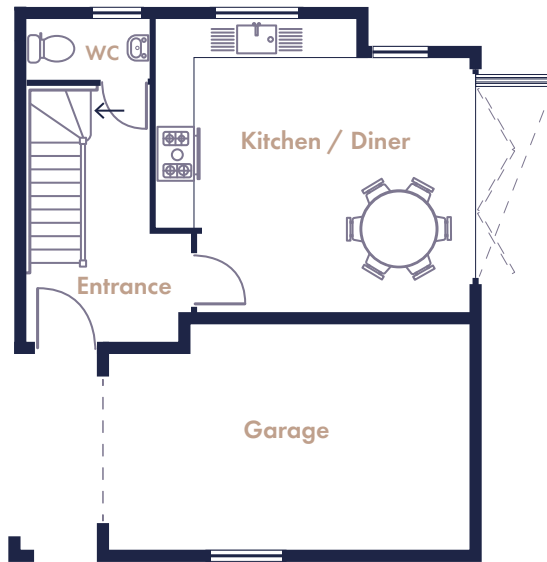


Rear View



PLOT
ONE

PLOT ONE



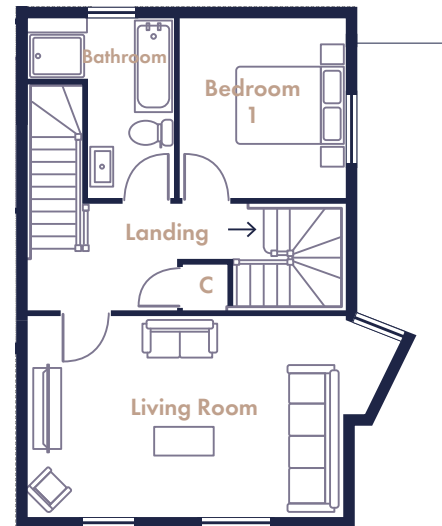
Ground Floor

Kitchen - 4920 x 5470mm

WC - 1050 x 2120mm

Entrance - 4070 x 2820mm

Garage - 3740 x 6670mm

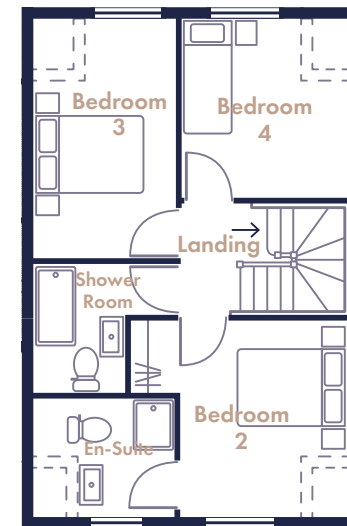


First Floor

Living Room - 3590 x 5610mm

Bedroom 1 - 3230 x 2820mm

Bathroom - 3230 x 2700mm



Second Floor

Bedroom 2 - 3540 x 3860mm

Ensuite - 2120 x 2580mm

Bedroom 3 - 4430 x 2580mm

Bedroom 4 - 3430 x 2960mm

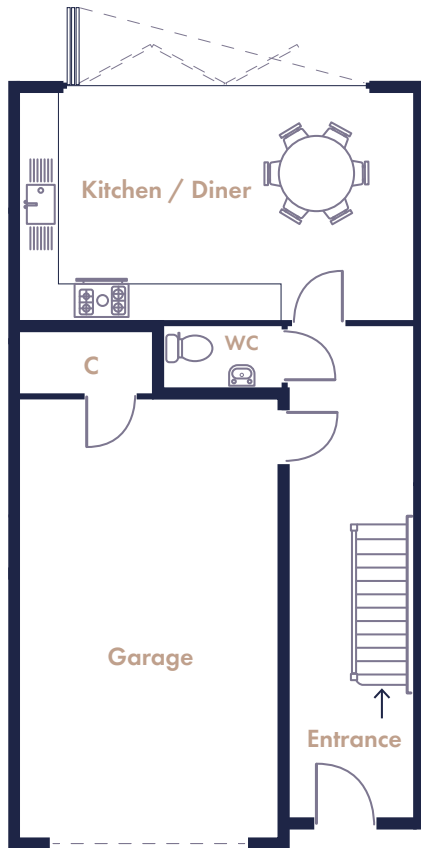
Shower Room - 2420 x 2580mm

161 sqm / 1,733 sqf



PR PLOT
TWO

PLOT TWO



Ground Floor

Kitchen Area - 3870 x 6650mm

WC - 1000 x 1950mm

Entrance - 8200 x 2020mm

Garage - 8200 x 4320mm



First Floor

Living Room - 3660 x 6940mm

Bedroom 1 - 3160 x 4360mm

Bathroom - 3160 x 2210mm



Second Floor

Bedroom 2 - 3540 x 3260mm

En-Suite - 2110 x 2920mm

Bedroom 3 - 4260 x 3400mm

Bedroom 4 - 3170 x 3170mm

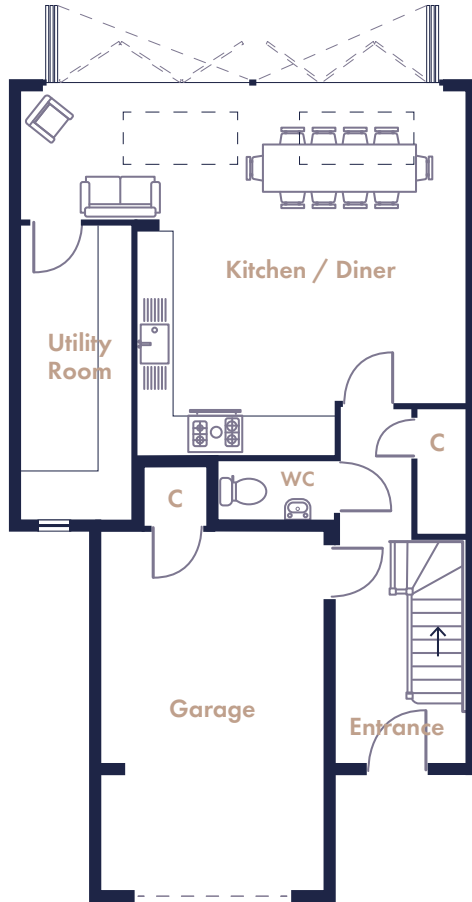
Shower Room - 2600 x 3400mm

202 sqm / 2174 sqf



PLOT
THREE

PLOT THREE



Ground Floor

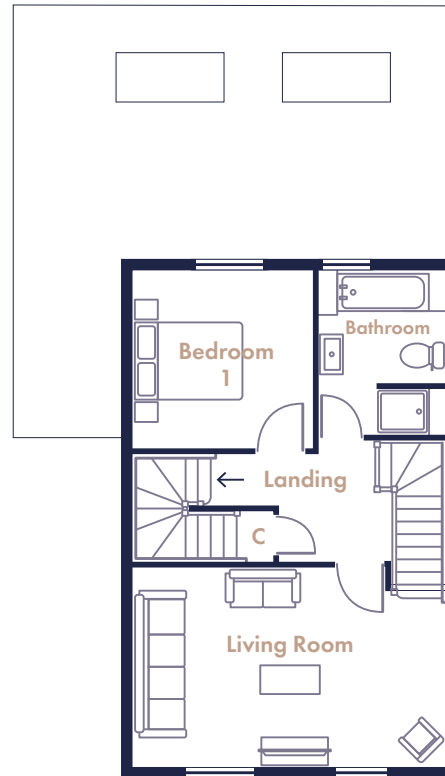
Kitchen Area - 6120 x 7500mm

Utility Room - 5070 x 1830mm

WC - 1000 x 1840mm

Entrance - 4010 x 2120mm

Garage - 6040 x 3740mm



First Floor

Living Room - 3650 x 5650mm

Bedroom 1 - 3170 x 3230mm

Bathroom - 3170 x 2310mm



Second Floor

Bedroom 2 - 3170 x 3230mm

En-Suite - 2110 x 2620mm

Bedroom 3 - 4260 x 2620mm

Bedroom 4 - 3170 x 2920mm

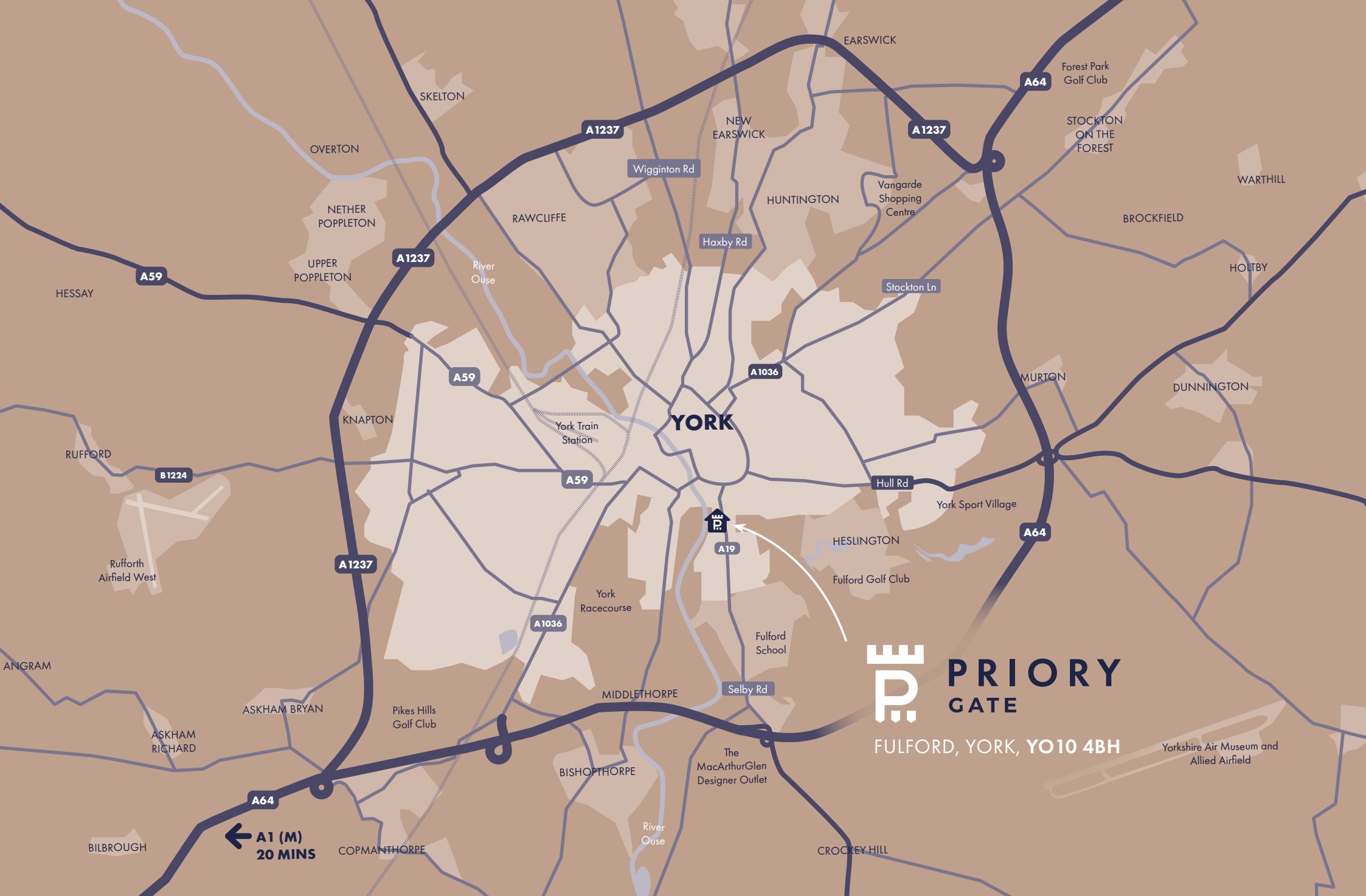
Shower Room - 2600 x 2620mm

188 sqm / 2023 sqf

The McArthurGlen Designer Outlet, York



Priory Gate is well connected to nearby cities, with York station only a 10 minute cycle away.



PRIORY GATE

FULFORD, YORK, YO10 4BH

← **A1 (M)**
20 MINS

SCAN TO VIEW THIS & OTHER
MARLEY HOMES DEVELOPMENTS



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