



## Kingsway North, , York, YO30 6JB

- EXCELLENT FIRST TIME BUYER OPPORTUNITY
- RECENTLY REFURBISHED
- TWO DOUBLE BEDROOMS
- GREAT PUBLIC TRANSPORT LINKS
- NO ONWARD CHAIN
- GARDENS FRONT AND REAR
- MODERN LIVING THROUGHOUT
- CLOSE PROXIMITY TO LOCAL AMENITIES
- POPULAR RESIDENTIAL AREA

**Offers Over £230,000**



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## DESCRIPTION

Hunters presents this attractive two-bedroom, mid-terrace property in the popular residential location of Clifton, York. The property has recently just gone through a full refurbishment throughout and would make a perfect first-time buyers home. The area boasts a wide variety of local amenities, with excellent access to Clifton Moor and plenty of local bus routes in and out of the city centre.

The ground floor accommodation comprises entrance hall, with a decorative, tiled hallway, in keeping with the period properties in the area. The home includes a spacious living room, with bay fronted windows to the front elevation. The rear of the ground floor provides a beautiful, modern kitchen with fitted base and wall units, including plumbing and space for a dishwasher.

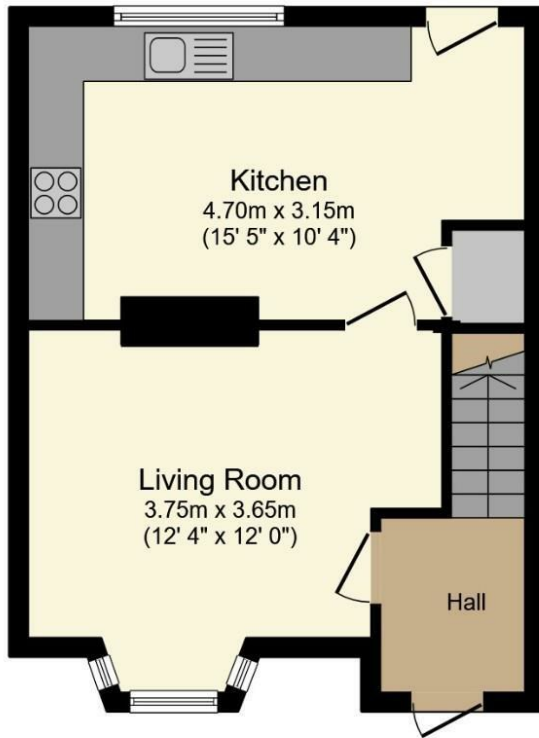
The first-floor accommodation allows a large, bay fronted master bedroom, which really makes this stand out from others in the area, a second double bedroom and a three-piece family bathroom suite to complete this lovely family home.

The outside of the property benefits a large rear garden with fenced borders, shared alleyway and the potential for off street parking to the front. Many others on the street have converted this space and it would be a great addition.

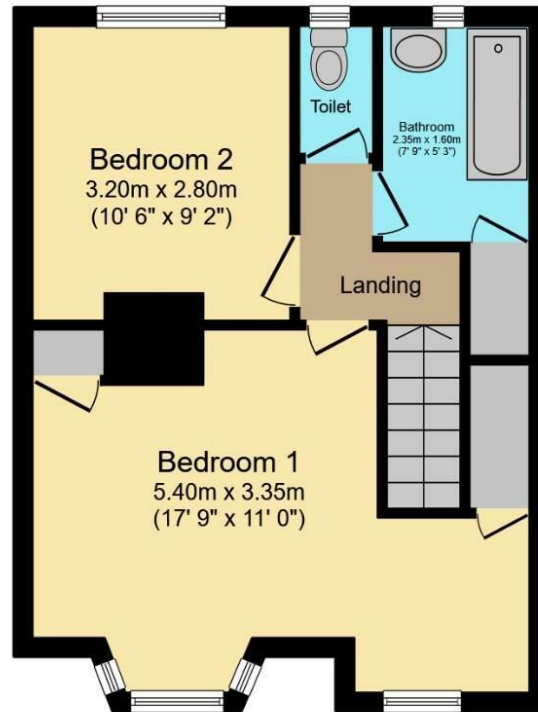
A viewing is highly advised to appreciate all this property has to offer!







**Ground Floor**



**First Floor**

Total floor area 75.5 m<sup>2</sup> (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**Viewings**

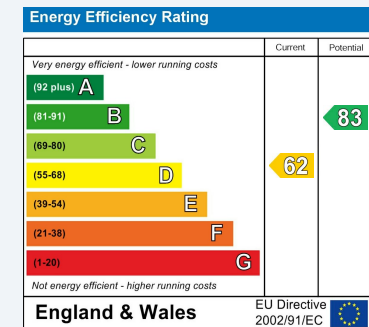
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

