



Kirkdale Road, , York, YO10 3NQ

- No Onward Chain
- Double Garage
- Cul De Sac
- Modernisation Required
- Sought After Location
- Council Tax Band D

Offers Over £300,000



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DESCRIPTION

A fabulous opportunity to put your own stamp on a much loved family home in the highly popular Osbaldwick area of York.

Upon entering the property there is an open hallway leading to the spacious living dining space. Windows to the front and sliding doors allow plenty of natural light to fill the space and a feature fireplace creates a focal point to the room. The sliding doors to the rear lead to the conservatory which overlooks the mature garden.

The kitchen is to the rear of the property and comprises a range of base and wall units with space for a range style oven with extractor above, there is also a useful understairs storage cupboard.

From the kitchen you access the large garden room which in turn leads to the garage with W.C.

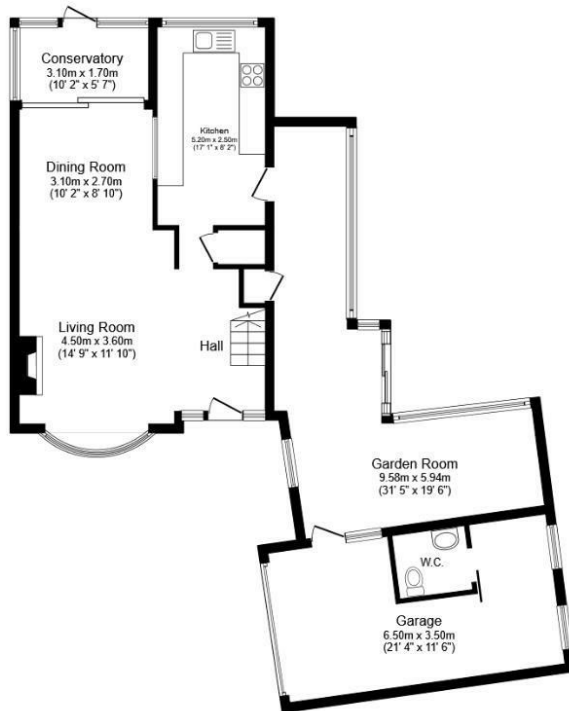
To the first floor there are three bedrooms and the family bathroom with corner bath, twin sinks and walk in shower, there is also a separate toilet. Externally the property has a driveway to the front providing off street parking and leading to the large garage with power and loft space. Side access leads to the rear where there is a mature garden with well stocked borders and gated access to the rear leading to Murton Lane.

Kirkdale Road offers convenient access to York City Centre as well as the A64 and outer ring road. The University of York is not far away and there is good schooling in the area making it a popular area for families.

*Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Coadjute, who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Ground Floor

Floor area 104.6 sq.m. (1,126 sq.ft.)



First Floor

Floor area 45.1 sq.m. (486 sq.ft.)

Total floor area: 149.7 sq.m. (1,611 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

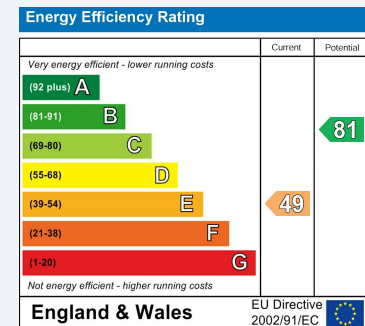
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.