



9 Kingsway West
York, YO24 4RD
Guide Price £220,000

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A three bedroom mid terrace, with good sized rear garden, set within this popular residential area convenient for local amenities, bus links and with easy access into Acomb Front Street and York City Centre. The property is well presented throughout with the added benefit of uPVC double glazing and gas central heating. The living accommodation comprises; entrance hallway, lounge, 15ft dining kitchen, first floor landing, three first floor bedrooms (two doubles, one single) and three piece house bathroom. To the outside is a front driveway, side path leading to a rear lawed garden with brick store. An accompanied viewing is highly recommended.

Entrance Hallway

Entrance door, single panelled radiator, stairs to first floor. Carpet.

Lounge

14'1 x 11'9 (4.29m x 3.58m)
uPVC double glazed window to front, single panelled radiator, television points, power points. Carpet.

Kitchen

15' x 8'6 (4.57m x 2.59m)
uPVC double glazed door and two windows to rear, fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, gas hob and electric oven, single panelled radiator, power points. Vinyl flooring.

First floor landing

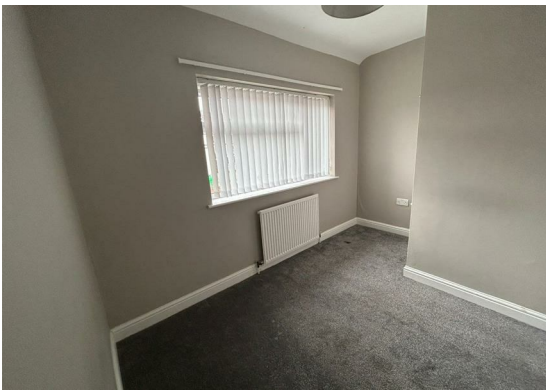
Carpet. Door to;

Bedroom 1

12'2 x 12'3 (3.71m x 3.73m)
uPVC double glazed window to rear, fitted wardrobes, single panelled radiator, power points. Carpet.

Bedroom 2

10'2 x 7'2 widening to 9'3 (3.10m x 2.18m widening to 2.82m)
uPVC double glazed window to front, single panelled radiator, power points. Carpet.





Bedroom 3

uPVC double glazed window to front, storage cupboard, single panelled radiator, power points. Carpet.

House bathroom

7'7 x 5'10 (2.31m x 1.78m)

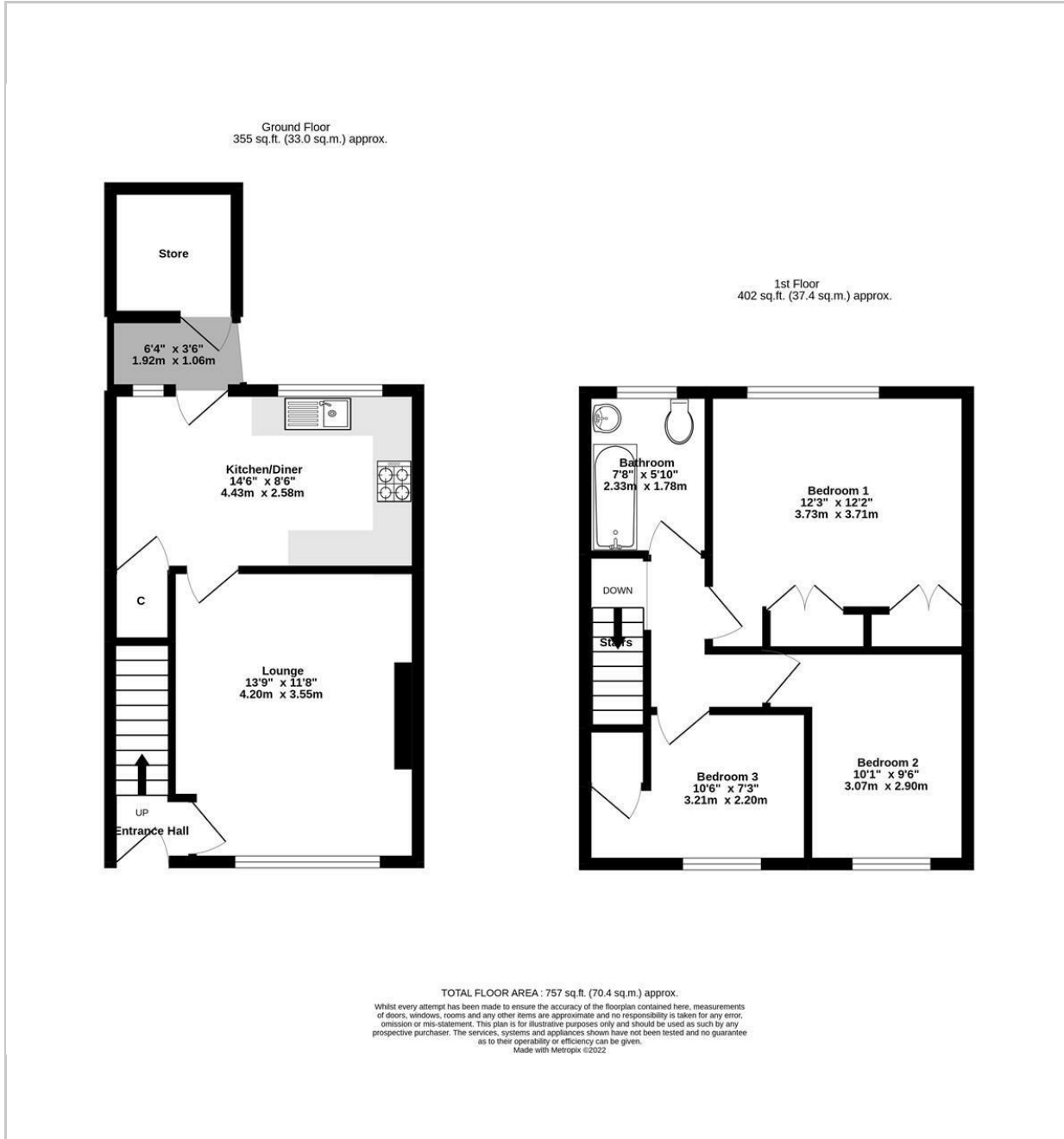
Opaque double glazed window to rear, recess spotlights, panelled bath with shower head over, pedestal wash hand basin, low level W.C, single panelled radiator, extractor fan, tiled walls. Tiled flooring.

Outside

Front gravel driveway, side pathway to concreted area with lawn and timber fence boundary and brick store with power.



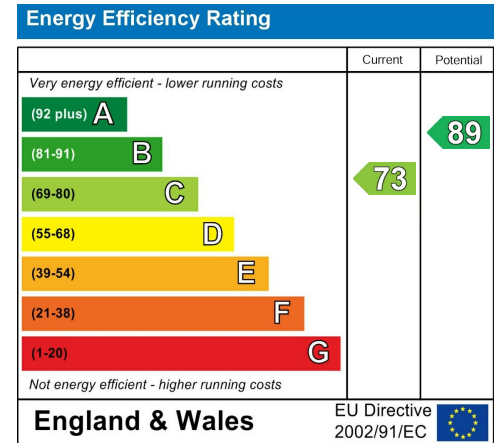
FLOOR PLAN



LOCATION



EPC



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