

FOR SALE
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50 Kingsway West
York, YO24 4QB
Guide Price £240,000

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NO ONWARD CHAIN! A 3 bed end of terrace house located within this popular residential area convenient for Acomb front street as well as popular schools, amenities and excellent road links. Although in need of some modernisation the property benefits from uPVC double glazing and gas central heating throughout as well as integral garage and a good sized rear garden. The bright and airy living accommodation comprises; Entrance hallway, lounge with bay window, 17 ft dining/kitchen, first floor landing, 3 first floor bedrooms, (2 doubles and 1 single), 3 piece house bathroom. To the outside is a gated front garden with driveway providing off street parking and the potential for electric car charging, integral garage with power and lighting, rear enclosed lawned garden with patio area, timber shed and fence boundary. With the potential on offer an internal viewing is highly recommended.

Entrance Hall

uPVC entrance door, single panelled radiator, carpet and stairs to first floor



Lounge

uPVC bay window to front, gas fire with living flame and surround, double panelled radiator, carpets, TV and power points



Dining Kitchen

Two uPVC windows to rear, fitted wall and base units with counter top, sink and draining board with mixer tap, appliances including oven and hob, fridge, washing machine and dishwasher, single panelled radiator, pantry cupboard, carpeted floors, power points, door to garage.



First Floor Landing

uPVC window to side, carpeted floors, doors to;



Bedroom 1

uPVC bay window to front, fitted wardrobes, carpeted floors, power points



Bedroom 2

uPVC window to rear, double panelled radiator, carpeted floor, power points, storage cupboard

Bedroom 3

uPVC window to rear, single panelled radiator, carpeted, power points

Bathroom

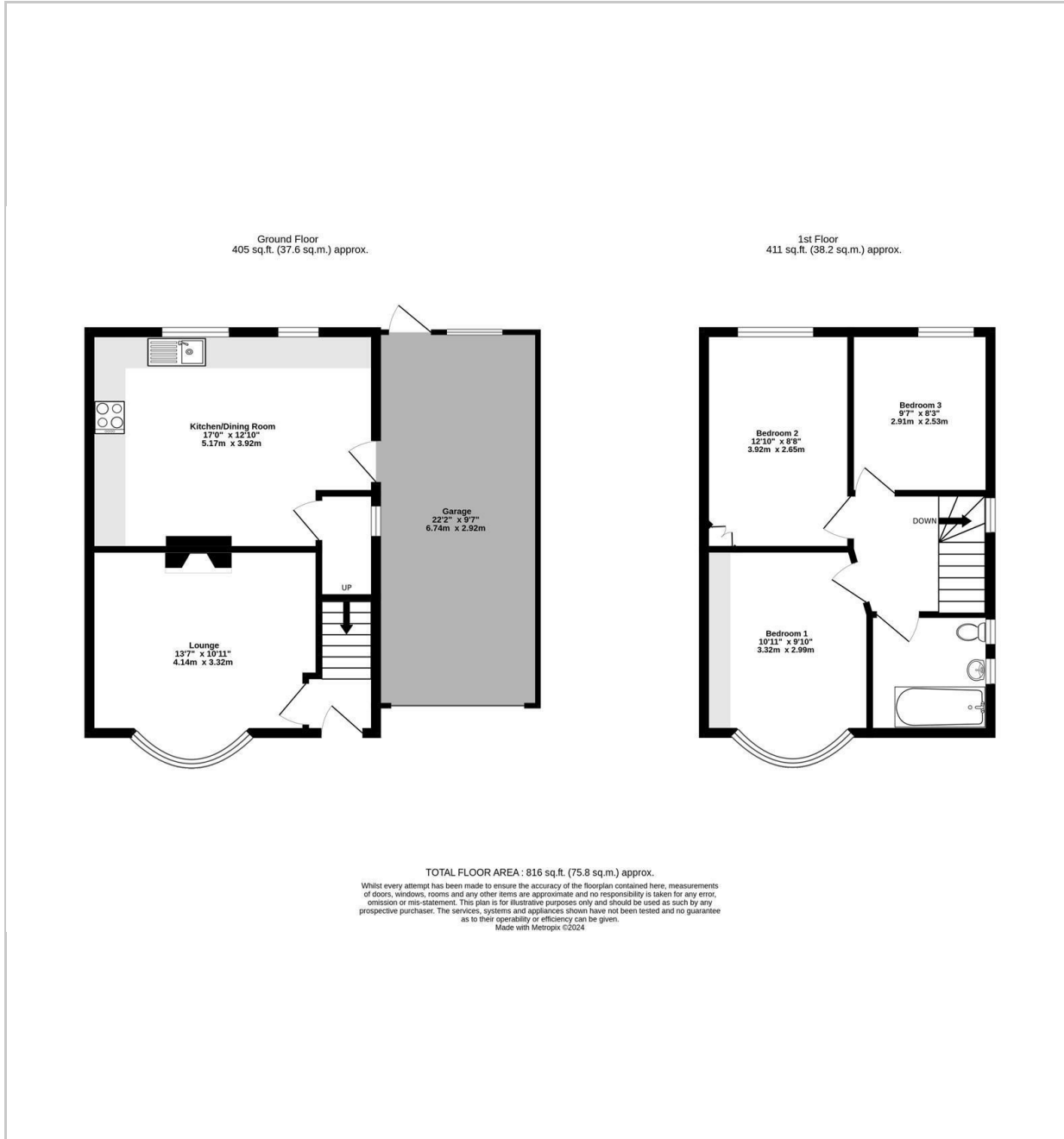
Two opaque uPVC windows to side, panelled bath with electric shower over, low level wc, pedestal wash hand basin, double panelled radiator, vinyl flooring

Outside

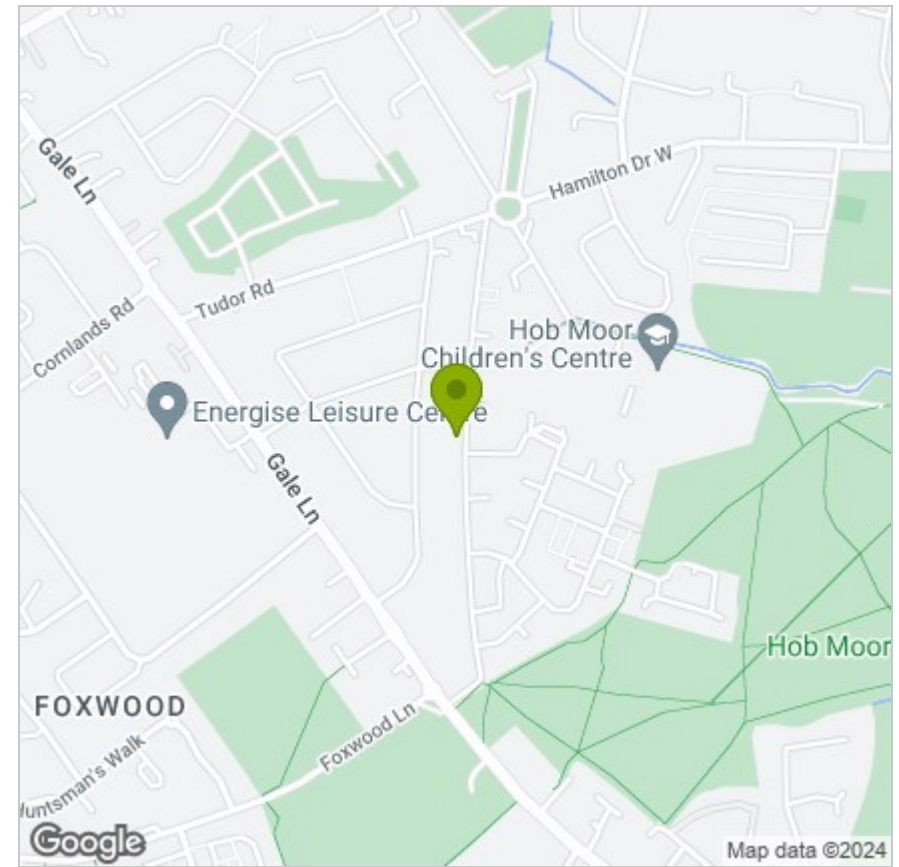
Gated front driveway with brick boundary wall, driveway leading to Garage, lawn and shrubbery. To the rear paved area, timber shed, lawn, fence boundary. Garage has power and lighting, door and window to rear and a large front door



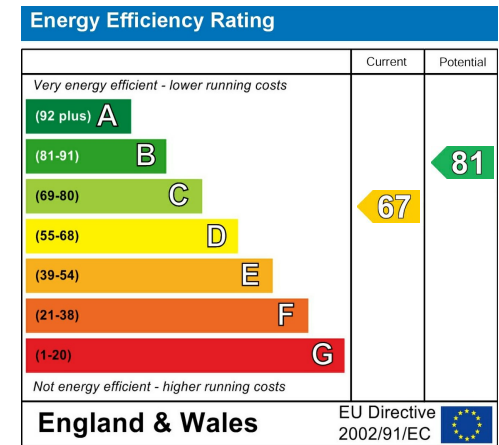
FLOOR PLAN



LOCATION



EPC



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