



14 Kirkham Avenue

York, YO31 9AB

Guide Price £235,000

NO FORWARD CHAIN! FABULOUS LANDSCAPED REAR GARDEN! CUL-DE-SAC LOCATION! ONLY 1.2 MILES OF YORK CITY CENTRE! We as agents are delighted to offer to the market this three bedroom end of town house nestled in a quiet cul-de-sac location close to local amenities and within easy access into York's bustling city centre. The property has been lovingly maintained by the current owners and is offered in 'walk in' condition with the benefit of double glazing and gas central heating. The fabulous living accommodation comprises entrance hall, lounge, large dining kitchen with fitted units including built in oven and hob, first floor landing, 3 good size bedrooms and a bathroom/w.c. To the outside is a front garden with driveway and a delightful, long rear garden. An early viewing of this wonderful home is highly recommended.

Entrance Hall

Entrance door, stairs to first floor.



Lounge

Window to front, fireplace with surround, double panelled radiator, TV point, power points. Laminate flooring.

Dining Kitchen

Window to rear, range of modern fitted wall and base units with counter tops, tiled splash backs, inset sink and drainer with mixer tap, integrated oven and hob, extractor fan, space for appliances, double panelled radiators, power points, pantry cupboard. Laminate flooring.



Utility Area

Cupboard housing boiler. Door to side.

First Floor Landing

Doors to;

Bedroom 1

Window to front, single panelled radiator, power points. Carpet.





Bedroom 2

Window to rear, single panelled radiator, power points. Laminate flooring.

Bedroom 3

Window to rear, single panelled radiator, power points. Carpet.

Bathroom

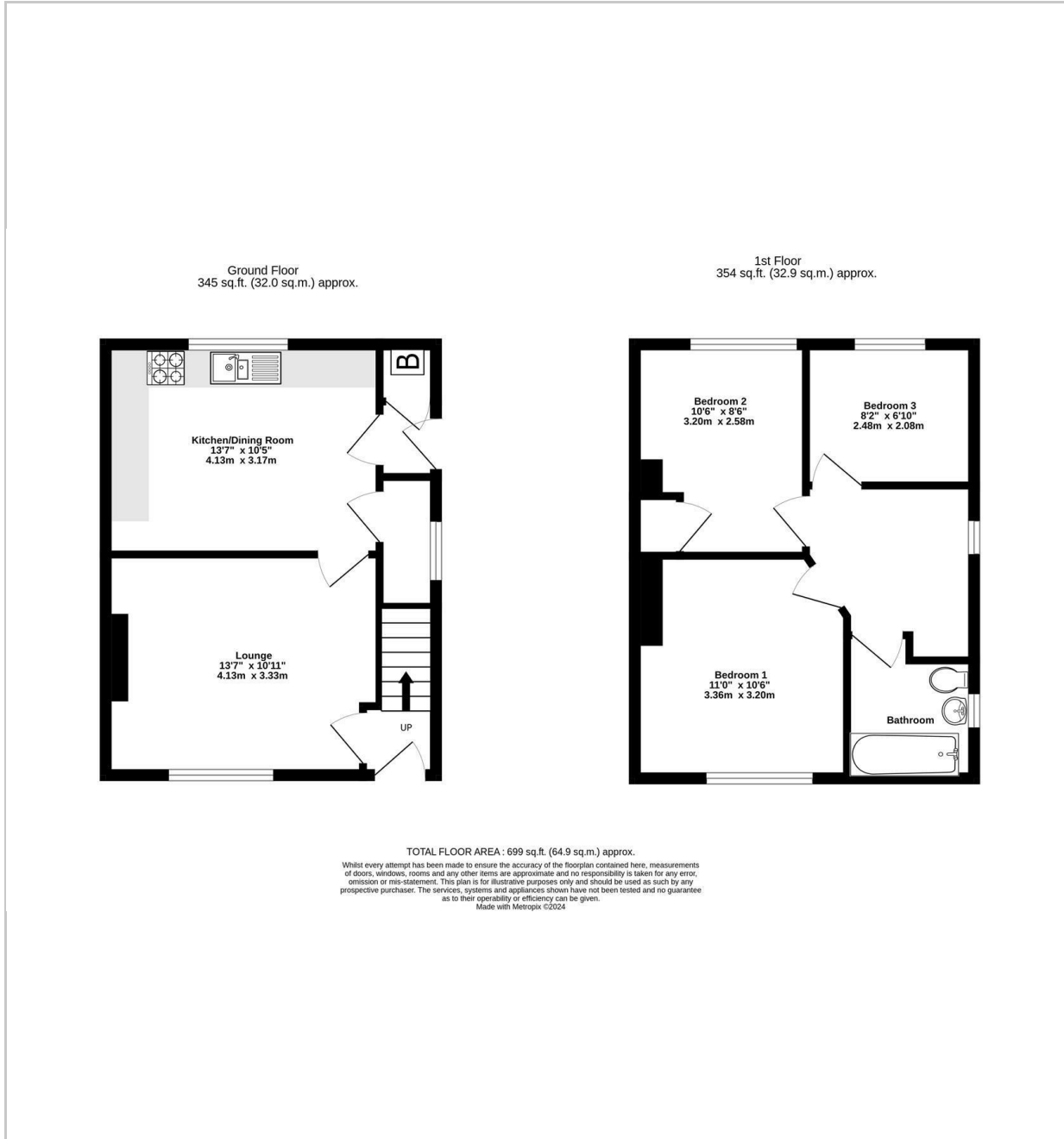
Window to side, panelled bath with mixer shower over, wall hung basin, low level WC, part tiled walls. Vinyl flooring.

Outside

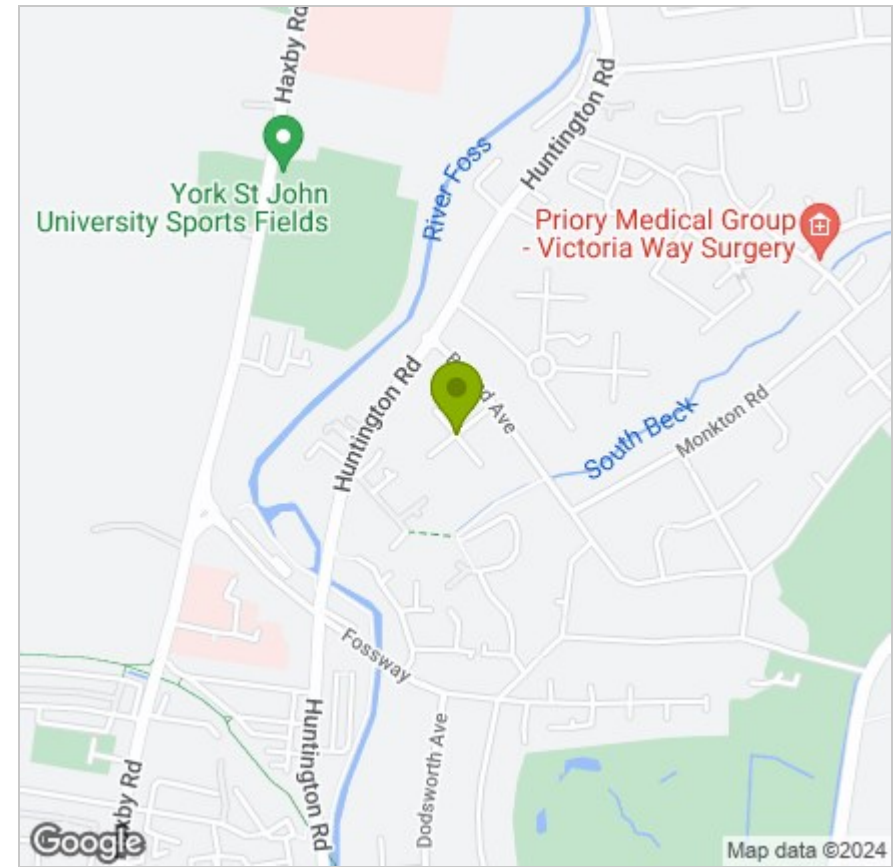
Front garden with driveway to front and potential for electric car charging. Fabulous rear garden with paved patio area, lawn, raised planters, timber shed, hedge and fence boundary.



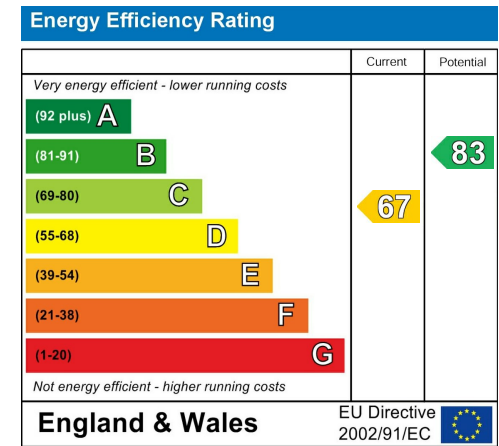
FLOOR PLAN



LOCATION



EPC



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