



19 Kentmere Drive
York, YO30 5SY
£295,000

 3  1  1  D

A 3 BEDROOM SEMI DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC POSITION WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS AND SCHOOLS AND WITH EASY ACCESS IN TO YORK CITY CENTRE. The property is in good decorative order throughout benefitting from gas central heating and double glazing and comprises entrance hall, large living room, good sized fitted kitchen, inner hall, 3 good sized bedrooms, shower room/w.c. Front garden with driveway to a single garage. Enclosed lawned rear garden. NO ONWARD CHAIN!

Entrance Hall

Living Room

18'6" x 12'1" (5.64m x 3.68m)

Kitchen

12'2" x 9' (3.71m x 2.74m)

Store

Bedroom 1

13'1" x 10' (3.99m x 3.05m)

Bedroom 2

11'1" x 9'8" (3.38m x 2.95m)

Bedroom 3

9' x 7'8" (2.74m x 2.34m)

Bathroom

Single Garage

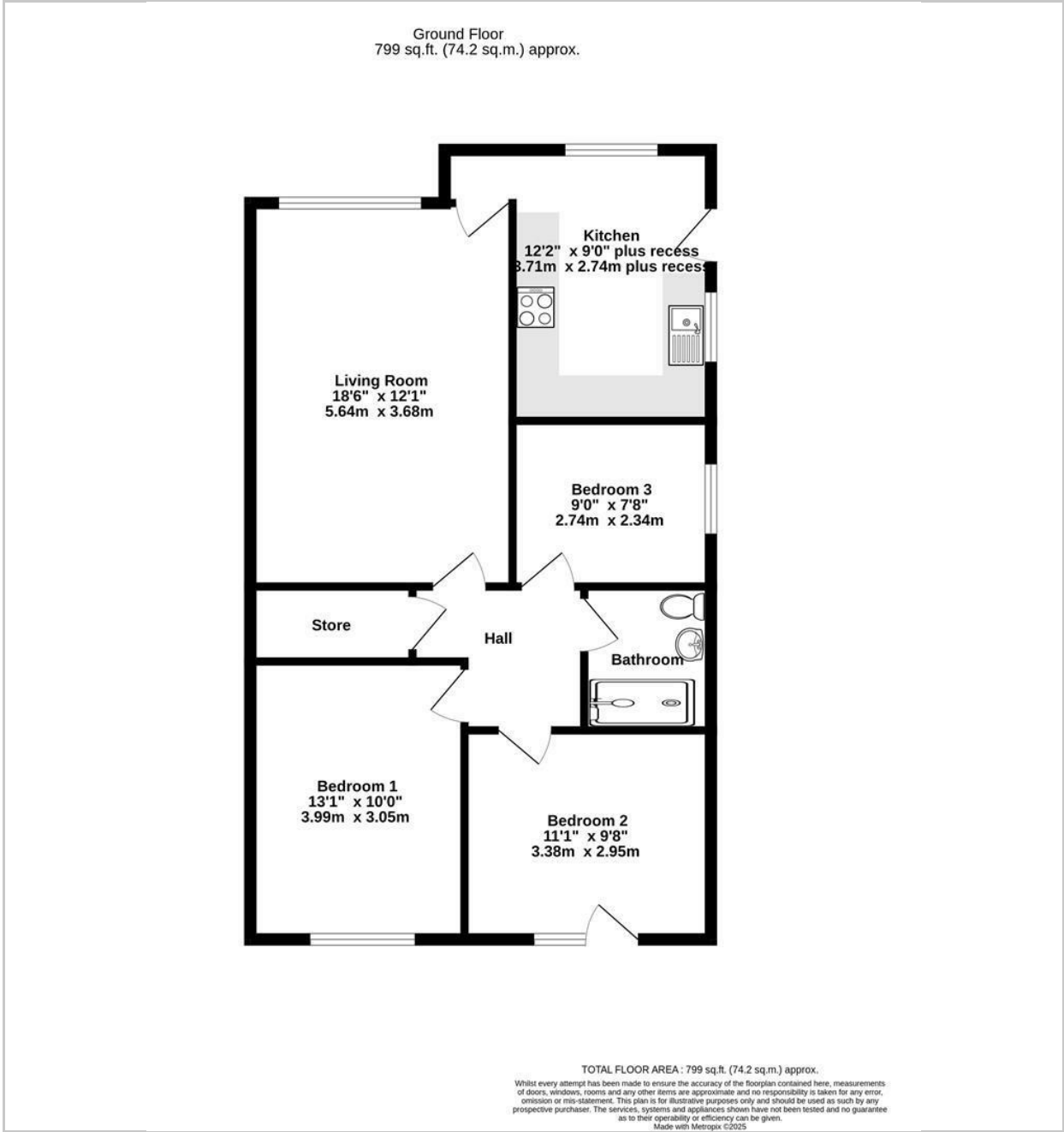
Loft space

To note: there is a large loft space with potential to convert to living space - subject to planning permission

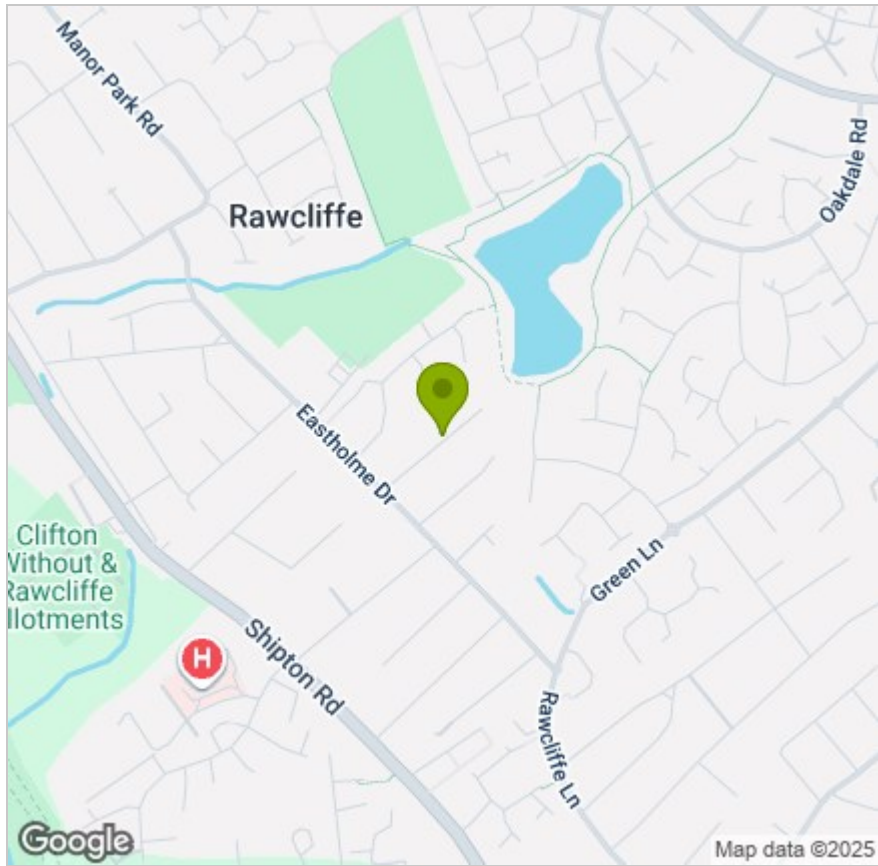




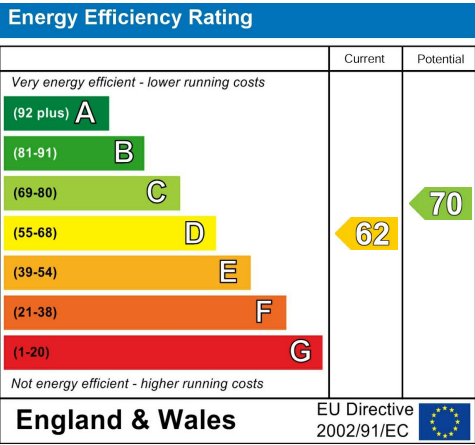
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.