



71 Kingsway North
York, YO30 6JQ
Guide Price £285,000

Churchills are delighted to offer for sale this highly impressive and well-proportioned end of terrace house, close to York City Centre, Railway Station and Clifton Moor retail park. Benefitting from popular nearby schools and amenities and updated and maintained by the current vendors to a very high standard throughout. The bright and spacious living accommodation comprises; entrance hallway, lounge with bay window, kitchen/dining room, utility/WC, first floor landing, three good sized first floor bedrooms and a four piece house bathroom. To the outside is a front driveway providing plenty of off street parking and the potential for electric car charging, gated side access with brick store and rear landscaped garden with mature borders and artificial turf. An accompanied viewing is highly recommended.

Entrance Hallway

Composite entrance door, stairs to first floor, column radiator, power points. Carpet.

Lounge

16'6" x 14'9" (5.04m x 4.51m)
uPVC bay window to front, double panelled radiator, TV point, power points. Laminate flooring.

Dining Kitchen

13'3" x 11'11" (4.05m x 3.64m)
uPVC French doors to garden, fitted wall and base units with counter tops, sink and draining board with mixer tap, gas hob and electric oven, integrated slimline dishwasher, space for other appliances, column radiator, power points. Laminate flooring.

Utility Room

7'11" x 5'1" (2.43m x 1.57m)
Two opaque uPVC windows to rear, low level WC, Belfast sink unit, wall and base units, plumbing for washing machine, towel rail/radiator, wall mounted gas combination boiler. Vinyl flooring.





Rear Hallway

Window and door to side, double panelled radiator, power points. Vinyl flooring.

First Floor Landing

Opaque window to side, power points, loft access. Carpet. Doors to:

Bedroom 1

13'10" x 10'7" (4.23m x 3.24m)
uPVC window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

12'3" x 10'3" (3.75m x 3.13m)
uPVC window to rear, double panelled radiator, power points. Carpet.

Bedroom 3

9'11" x 9'6" (3.04m x 2.91m)
uPVC window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Bathroom

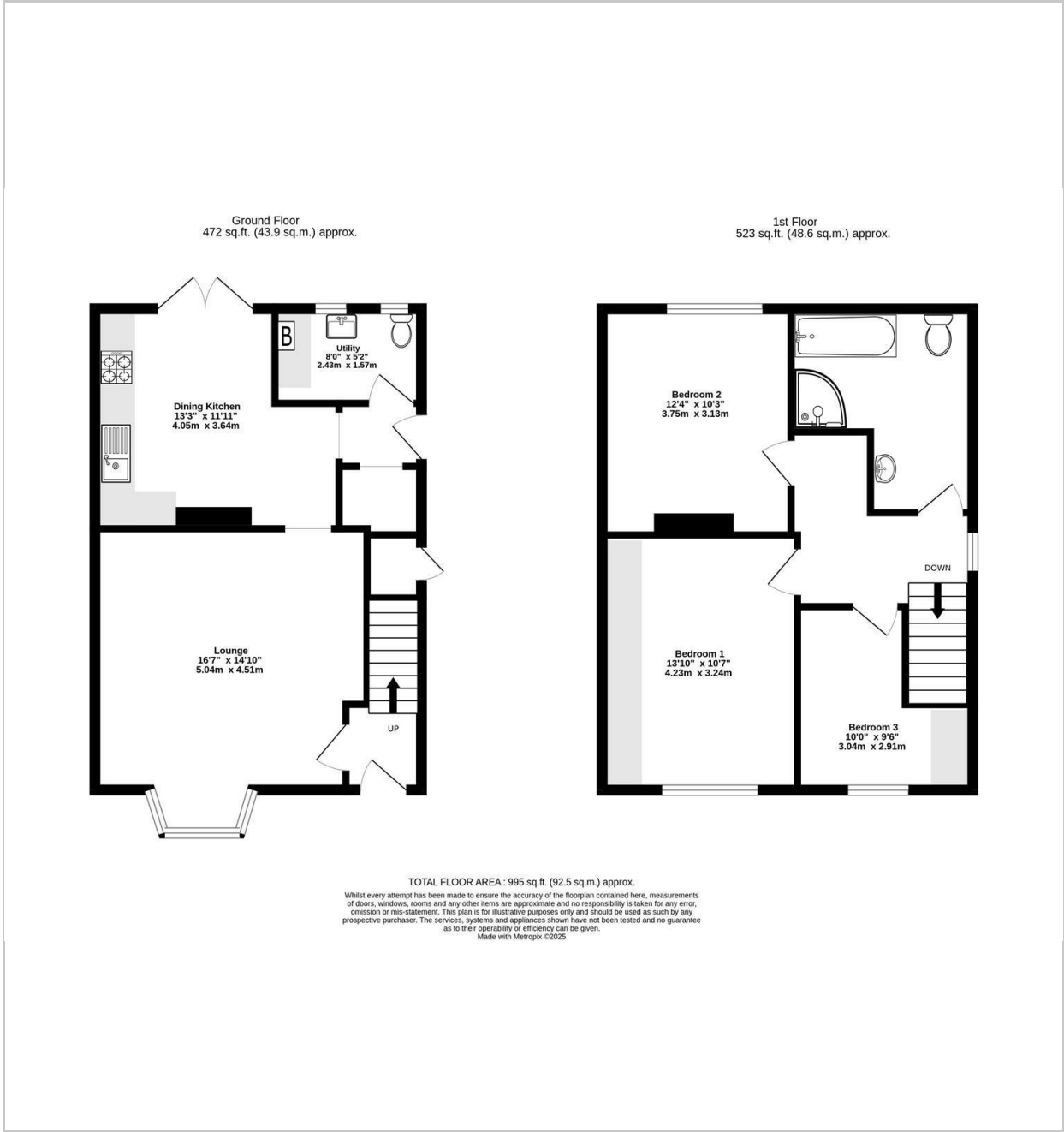
Opaque uPVC window to rear, panelled bath, walk-in shower cubicle, low level WC, wash hand basin, towel rail/radiator, extractor fan. Vinyl flooring.

Outside

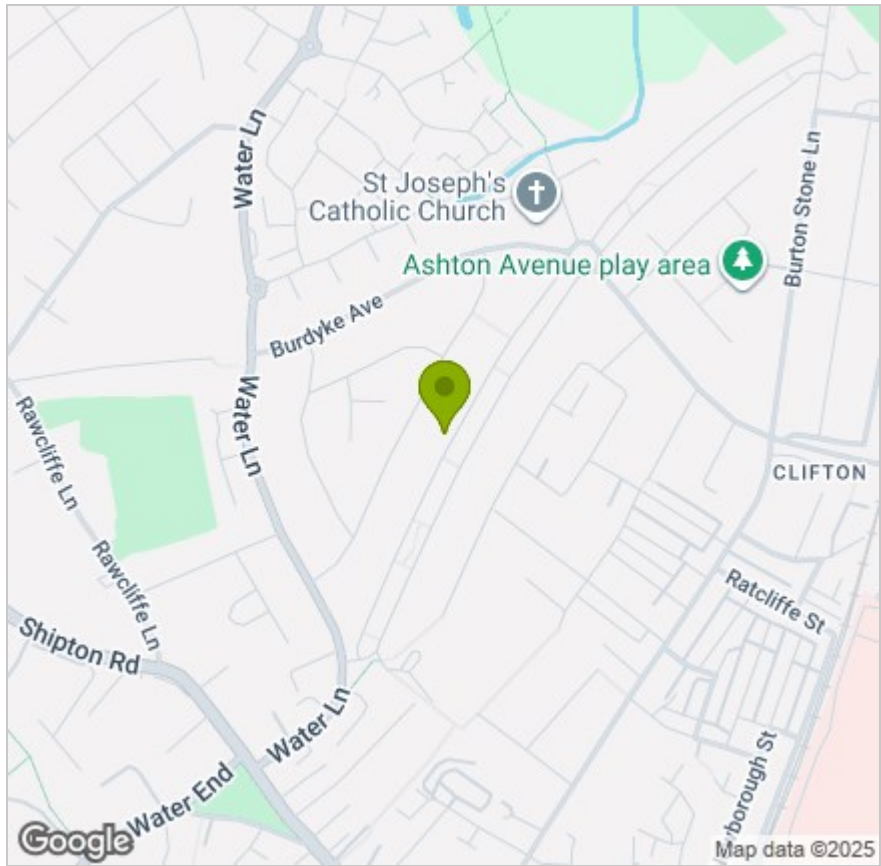
Front paved driveway with brick boundary wall. Double timber gates to side, rear landscaped garden with mature trees and shrubbery, patio and artificial turf, brick store, timber fence boundary.



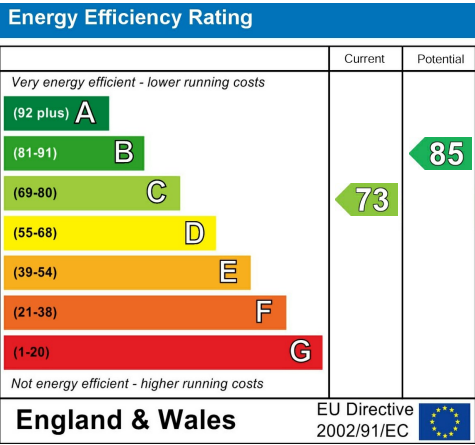
FLOOR PLAN



LOCATION



EPC



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