



Kentmere Drive
York
YO30 5SY

£325,000



Located in the popular residential area of Rawcliffe, to the north of York, is this three-bedroom semi-detached bungalow set on a generous plot. Enjoying easy access to the varied amenities on Eastholme Drive, as well as regular bus connections from Shipton Road into York City Centre and the train station, the property offers an excellent opportunity for those looking to downsize or create a family home with scope to extend, subject to the relevant planning permissions.

Inside, the property features a spacious living room positioned to the front, where a large picture window allows plenty of natural light to fill the space. The adjoining kitchen includes a range of wall and base units providing ample storage and worktop space. From the internal hall are three bedrooms, with the largest overlooking the rear garden. The second bedroom is currently used as a dining room, enjoying patio doors that open into a bright conservatory, which in turn leads out to the garden. A three-piece shower room completes the ground floor, and the former storage cupboard has been adapted to create a staircase up to a useful loft room.

Externally, the property sits on a larger-than-average plot, offering driveway parking for multiple vehicles, a front garden, and an impressive rear garden. Designed for low maintenance, it features lawned, patio and gravelled areas, established flowerbeds, a shed, a greenhouse and a garage. A particular highlight is its position backing onto Rawcliffe Lake, with a rear gate opening directly onto the lakeside walkway.

Due to its size, position and competitive price, early viewing is highly recommended.

Council Tax Band C



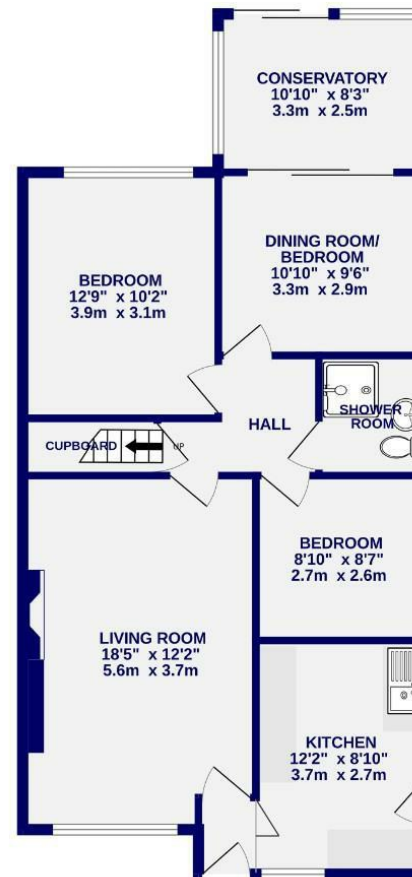


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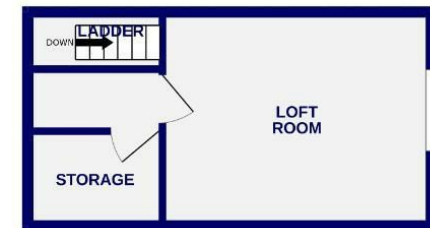
Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Generous Plot
- Backs Onto Local Lake
- Driveway Parking & Garage
- Three Bedrooms
- Loft Room
- No Onward Chain
- EPC TBC

GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gauged areas will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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