



Kimberlow Woods Hill
Badger Hill, York
YO10 5HF

£350,000



A well proportioned three bedroom semi detached home set in this popular residential area, offered with no onward chain and providing generous living space, a south west facing rear garden and excellent potential for modernisation.

The property is entered via a front entrance hallway which leads through to the extended dining kitchen. This impressive, dual aspect space forms the heart of the home and features a fireplace along with sliding doors opening directly onto the rear garden, creating a bright and sociable area ideal for everyday family living.

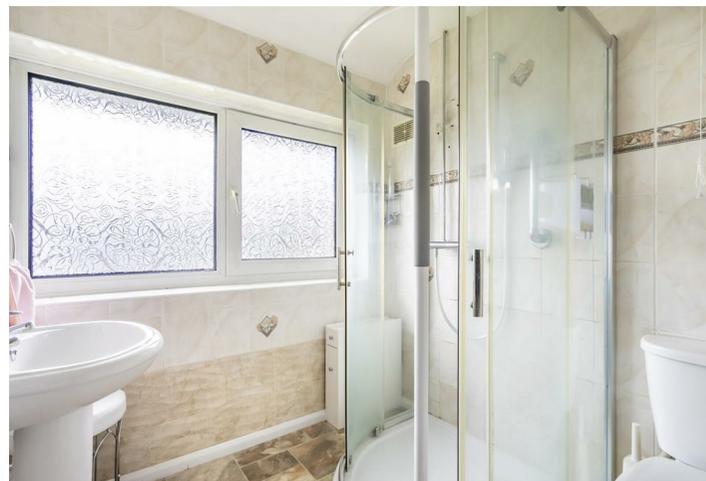
To the first floor are three well proportioned double bedrooms, along with a three piece family bathroom fitted with a walk in shower.

Although the property would benefit from some cosmetic updating, it has been well maintained over the years and offers a fantastic opportunity for the next owner to modernise to their own taste and add value.

Externally, the property enjoys a front garden with driveway providing off street parking and access to the garage. To the rear is a south west facing garden, offering a private and sunny outdoor space.

A superb opportunity to acquire a spacious family home in a desirable location, available with vacant possession and no onward chain.

Council Tax Band D



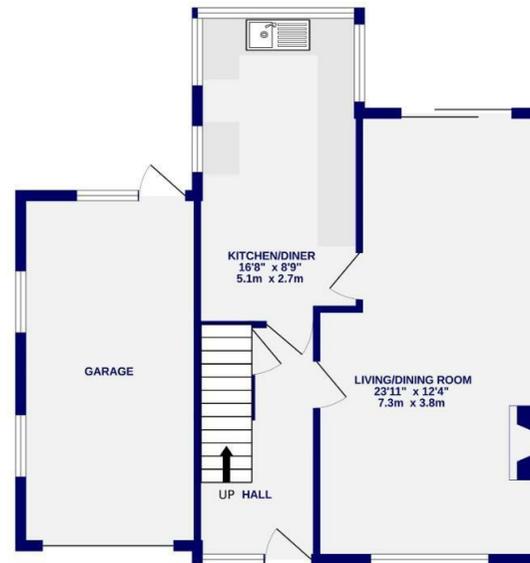


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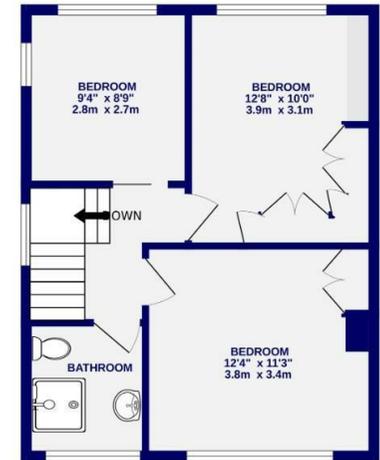
Freehold
Council Tax Band - D

- Semi Detached House
- Quiet Cul De Sac
- South West Facing Garden
- No Onward Chain
- Well Maintained
- In Need Of Modernisation
- EPC D

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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 garage/shed 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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