

N A I S H

ESTATE AGENTS



YORK
EST. 1939



29 Kilburn Road

, York, YO10 4DF

A substantial extended semi-detached family home in the highly desirable area of Fulford, offering over 2,250 sq ft of accommodation across three floors. Owned by just two owners since new, the property is full of character and original features, presenting an exciting opportunity for modernisation and further extension potential. Boasting five double bedrooms, generous reception space, ample parking and an exceptional large private garden, this is a rare opportunity to create a truly outstanding long-term family home.

Offers In The Region Of £525,000

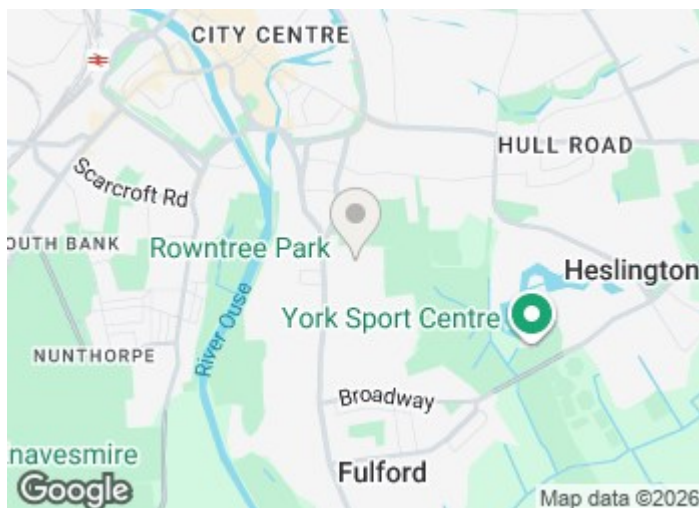
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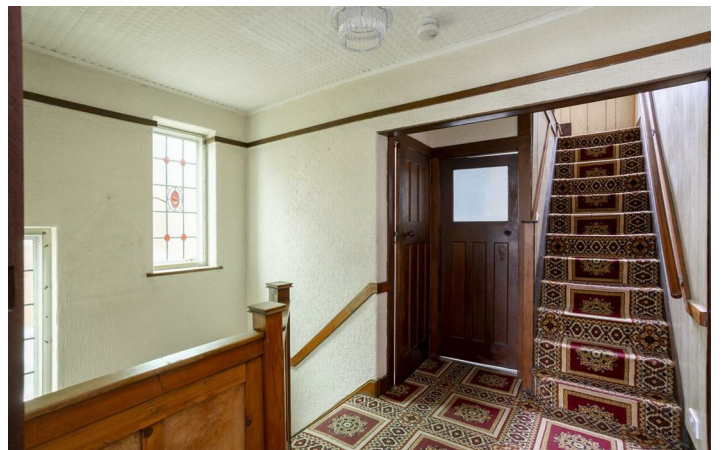
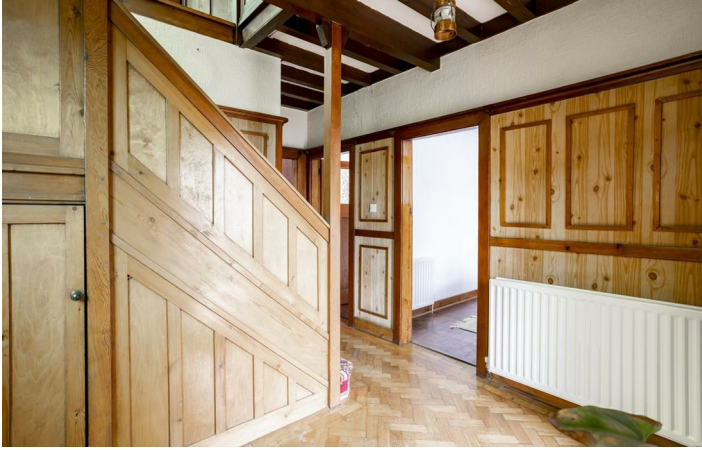


- Substantial extended semi-detached family home
- Attractive original features throughout
- Opportunity to create open-plan kitchen diner
- NO ONWARD CHAIN
- Approximately 2,256 sq ft over three floors
- Huge potential to modernise and extend further
- Extensive private rear garden with greenhouse
- Owned by only two owners since new
- Large living room with high ceilings
- Off-street parking for multiple vehicles and garage

Offer Procedure

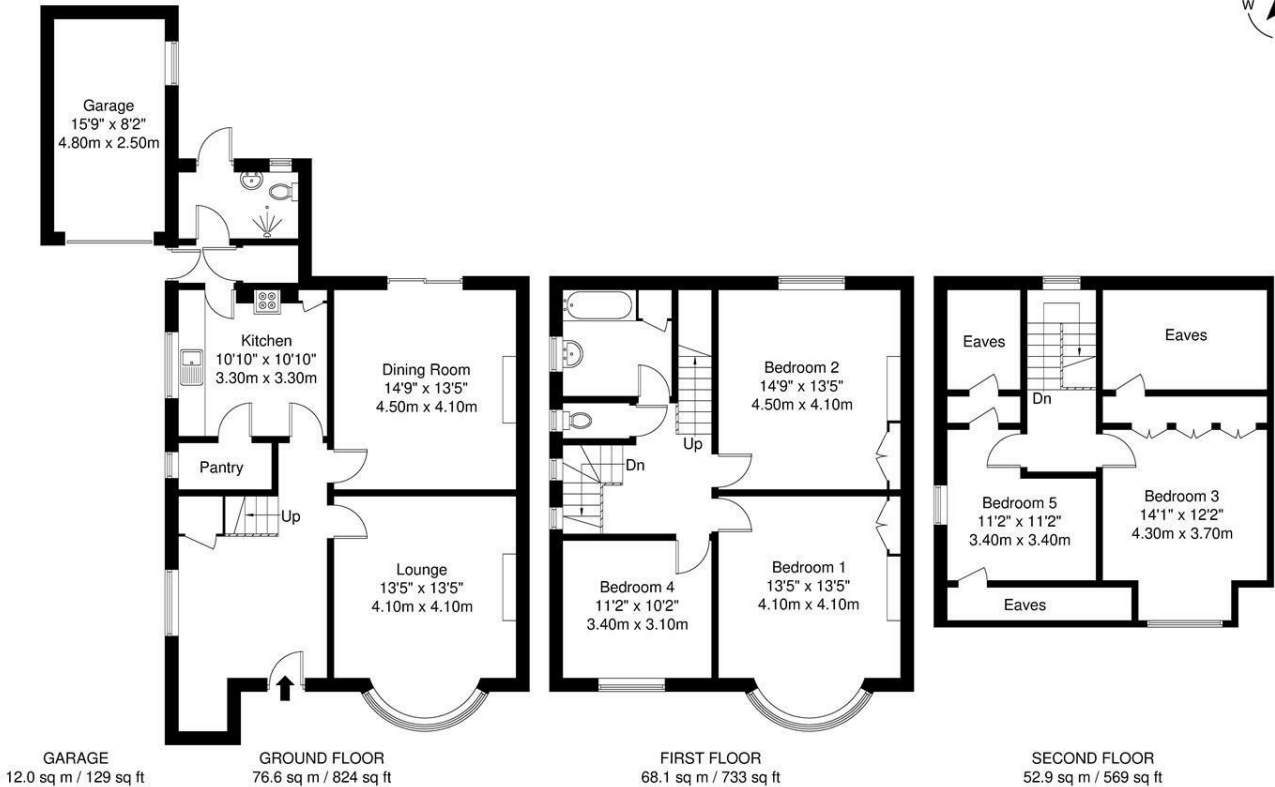


Directions



Floor Plan

29 Kilburn Road



APPROXIMATE GROSS INTERNAL AREA = 197.6 sq m / 2127 sq ft
GARAGE = 12.0 sq m / 129 sq ft
TOTAL = 209.6 sq m / 2256 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	