



Kirkdale Road, York, YO10 3NQ

- Three Bedroom Semi-Detached Home
- Larger Than Average Garden
- No Onward Chain
- Spacious Living/Dining Room
- Driveway And Attached Garage
- Council Tax Band C

Offers Over £325,000



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DESCRIPTION

A well-presented three-bedroom semi-detached home located in a popular residential area to the east of York, offering well-maintained accommodation, a larger-than-average rear garden, driveway parking and an attached garage.

The ground floor features an entrance hall, a spacious living/dining room with a bay window to the front and a further window overlooking the rear garden, and a fitted kitchen with a range of wall and base units plus access to the side store and garage.

To the first floor are two double bedrooms with fitted wardrobes, a third single bedroom and a modern shower room with a separate WC.

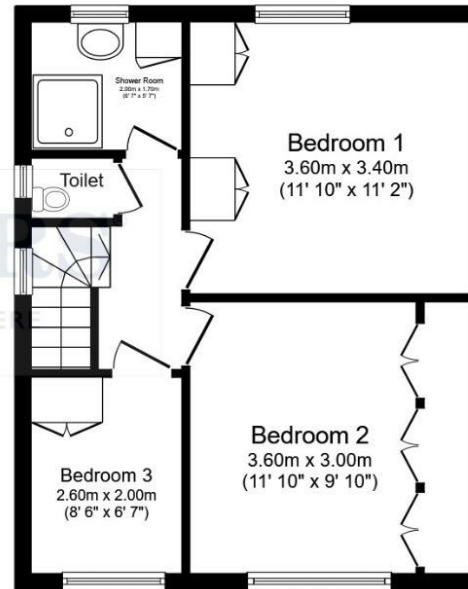
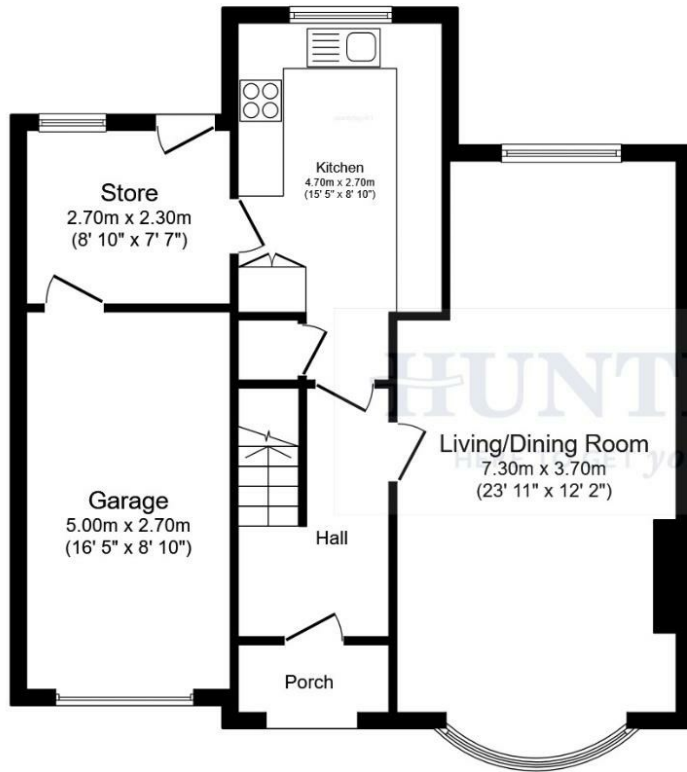
Externally, the property enjoys a lawned front garden, driveway and attached garage. The enclosed rear garden offers a good degree of privacy with lawn, mature trees and planted borders.

Kirkdale Road is well placed for York city centre, the University of York, local amenities and transport links.

Offered for sale with no onward chain.







Total floor area 111.4 m² (1,199 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

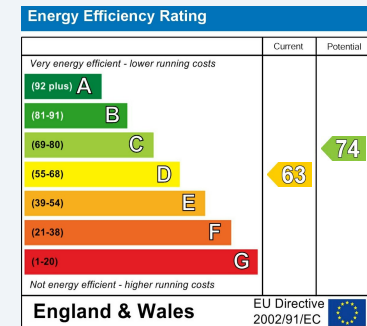
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.