



## Kingsway West, York, YO24 4QB

- Maisonette
- Two Bedrooms
- Close To Amenities
- Balcony
- Well Presented
- Council Tax Band A

**£180,000**



# Kingsway West, York, YO24 4QB

## DESCRIPTION

A well-presented two-bedroom maisonette in a popular residential area close to a range of amenities.

The property is entered via a communal entrance with intercom entry system. Upon entering the property itself there is an entrance hall with stairs to the upper floor. The kitchen is just off the hallway and comprises a range of base and wall units, breakfast bar and integrated oven and hob as well as space and plumbing for a free-standing washing machine.

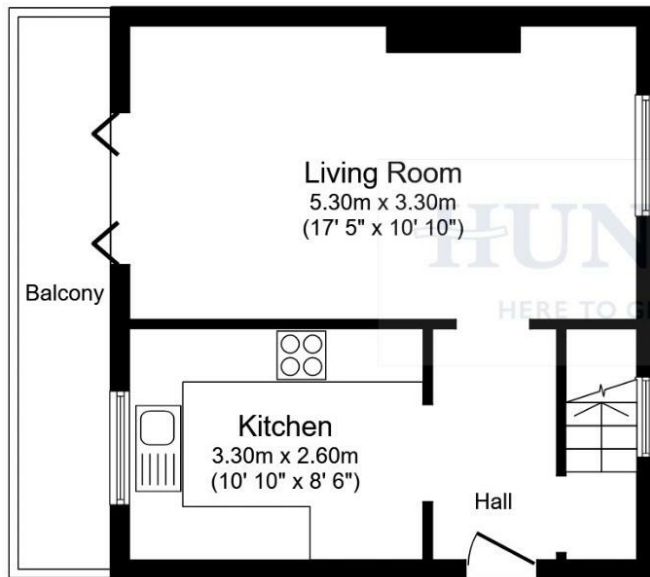
The lounge diner runs front to back of the property and is filled with natural light from windows to one end and patio doors to the other leading out on to the balcony.

The upper floor has two double bedrooms and the shower room with sink, W.C and shower cubicle.

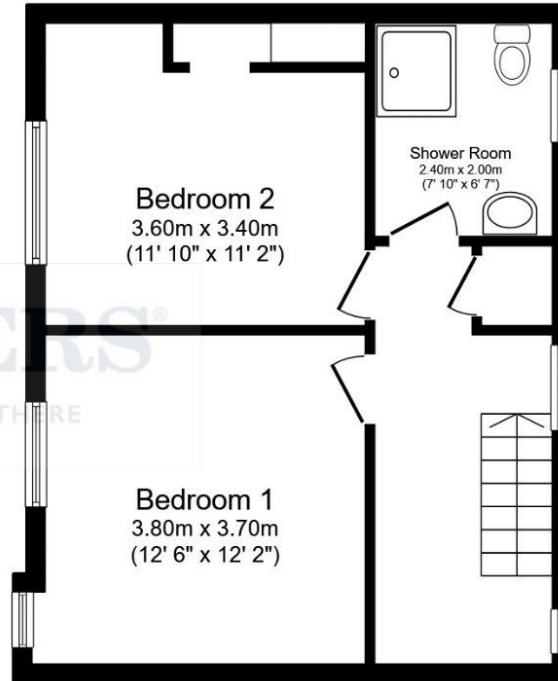
Externally the property sits in communal gardens with parking to the rear on a first come first served basis.







**Ground Floor**



**First Floor**

Total floor area 75.4 sq.m. (811 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 [www.focalagent.com](http://www.focalagent.com)

**Viewings**

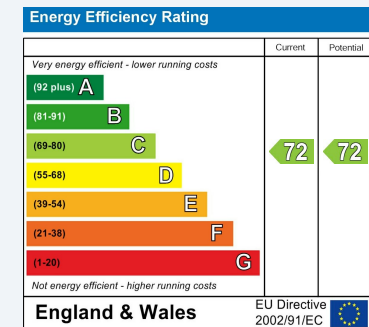
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

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