



21 Kestrel Wood Way  
York, YO31 9EQ  
**£325,000**

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Kestrel Wood Way is a highly desirable area of York. Tucked away in a quiet setting within easy reach of everything you could need day to day. Only a short distance from the popular Monks Cross and Vanguard shopping centres, supermarkets, gyms, cafes and restaurants. There are also excellent schools and good transport links providing quick access to York City Centre. The 2/3 bedroom semi detached bungalow is situated on a good sized plot and is in excellent condition throughout.

Inside the property opens into a welcoming dining kitchen creating a bright and inviting space for everyday living. Across the hall is a bright living room with French doors to the front. There are three bedrooms, a good sized wet room and a utility space. A large fully boarded loft space with two Velux windows to the rear and there is a loft ladder for access. Outside there are gardens to the front, side and rear with a rear drive providing parking for two cars leading to a detached garage. Beautifully finished and well positioned, this impressive house is sure to attract strong interest and early viewing is recommended.



### Entrance Hallway

Door to rear lobby, central heating radiator, window to side, door to dining kitchen

### Kitchen/Diner

21'5" x 13'6" (6.53m x 4.11m)

Well fitted with an excellent range of base and wall mounted units incorporating roll top work surfaces, electric oven, ceramic hob and extractor fan, one and a half bowl sink with mixer tap over, cupboard housing boiler, spotlights to ceiling, central heating radiator, two windows to rear



### Living Room

15'9" x 11'6" (4.80m x 3.51m)

Electric fire set in surround, coving to ceiling, wall lights, French doors to front





### **Bedroom 1**

9'11" x 9'10" (3.02m x 3.00m)

Fitted wardrobes, coving to ceiling, window to front, central heating radiator

### **Bedroom 2**

9'11" x 7'11" (3.02m x 2.41m)

Window to front, coving to ceiling

### **Dining Room/Bedroom 3**

12'8" x 9'11" (3.86m x 3.02m)

Built in cupboards, coving to ceiling, central heating radiator, window to rear

### **Utility Room**

Base units, spotlights to ceiling, central heating radiator, coving to ceiling

### **Wetroom**

Wash basin set in vanity unit, wall hung toilet, panelled walls, spotlights to ceiling, window to side

### **Inner Hallway**

Loft access with loft ladder leading to large loft space with two Velux windows and it is fully boarded out

### **Garage**

18'8" x 8'8" (5.69m x 2.64m)

Detached

### **To the outside**

Gardens to the front, side and rear together with a rear drive with off-street parking for two cars and leading to the detached garage.

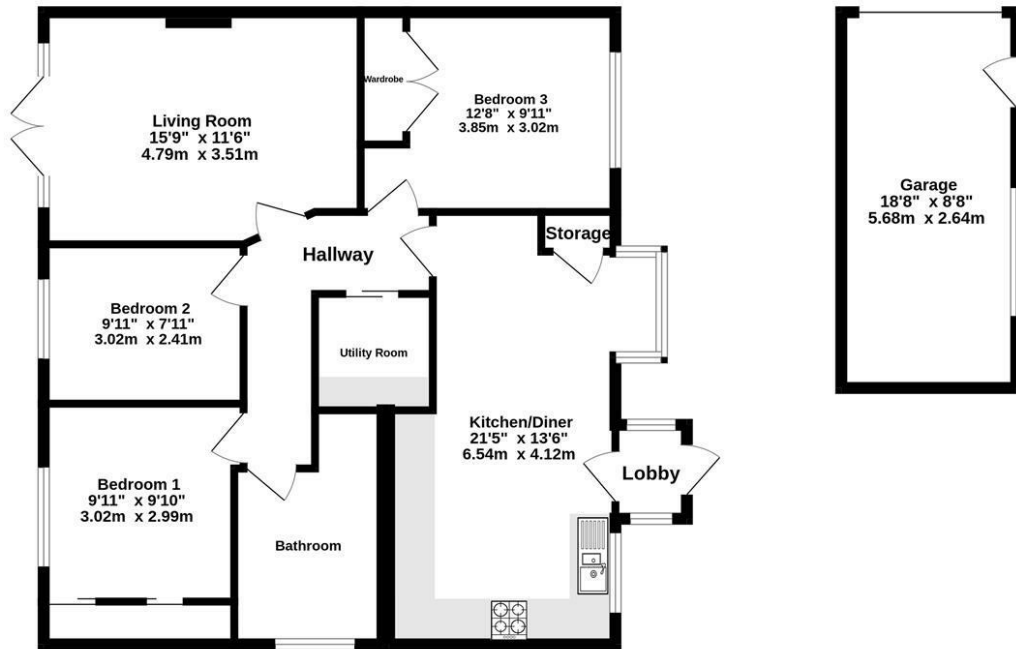
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# FLOOR PLAN

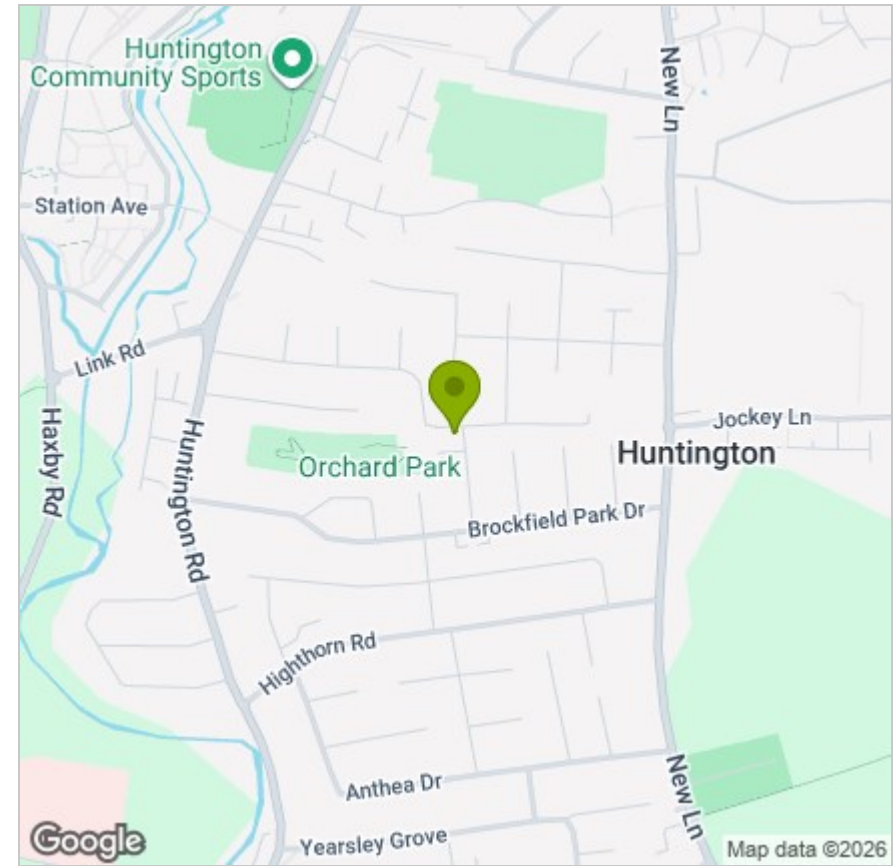
Ground Floor  
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

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.  
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# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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