







Kingsway North, York, YO30 6JB

- Two-bedroom semi-detached house
- Off-street parking and garage
- Well-Presented Throughout
- No onward chain
- Enclosed rear garden with lawn
- Popular residential area of York

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DESCRIPTION

A beautifully presented two-bedroom semi-detached house to the north of York, with off street parking, private garden and situated in a popular residential area, well placed for local shops and amenities at the nearby Clifton Moor retail park, as well as easy access into York City Centre.

The ground floor provides a bright reception room with neutral décor, wood flooring and a large bay-style window, drawing in plenty of natural light. To the rear is a well-planned kitchen with fitted units, worktop space and room for appliances, leading out to the rear garden. A useful understairs storage/pantry completes the ground floor. Upstairs are two bedrooms, both with clean, modern finishes, one of which has a large built in wardrobe area, A bathroom suite with a shower over bath completes this superb home.

Outside, the property benefits from a gravelled frontage providing off-street parking for multiple vehicles and access to a detached garage. To the rear is a fenced garden with lawn, established trees and a paved seating area, offering pleasant outdoor space.

The location provides no end of amenties for this property, as well as several schools within easy reach, including primary and secondary options in the Clifton area. Nearby Homestead Park and Clifton Ings provide attractive riverside green space for walking and cycling.

The property is within walking distance of York City Walls and public transport links are convenient, with regular bus services into the city for its extensive shopping, restaurants and historic attractions. York railway station and York Hospital are also both located within easy acess of the property.







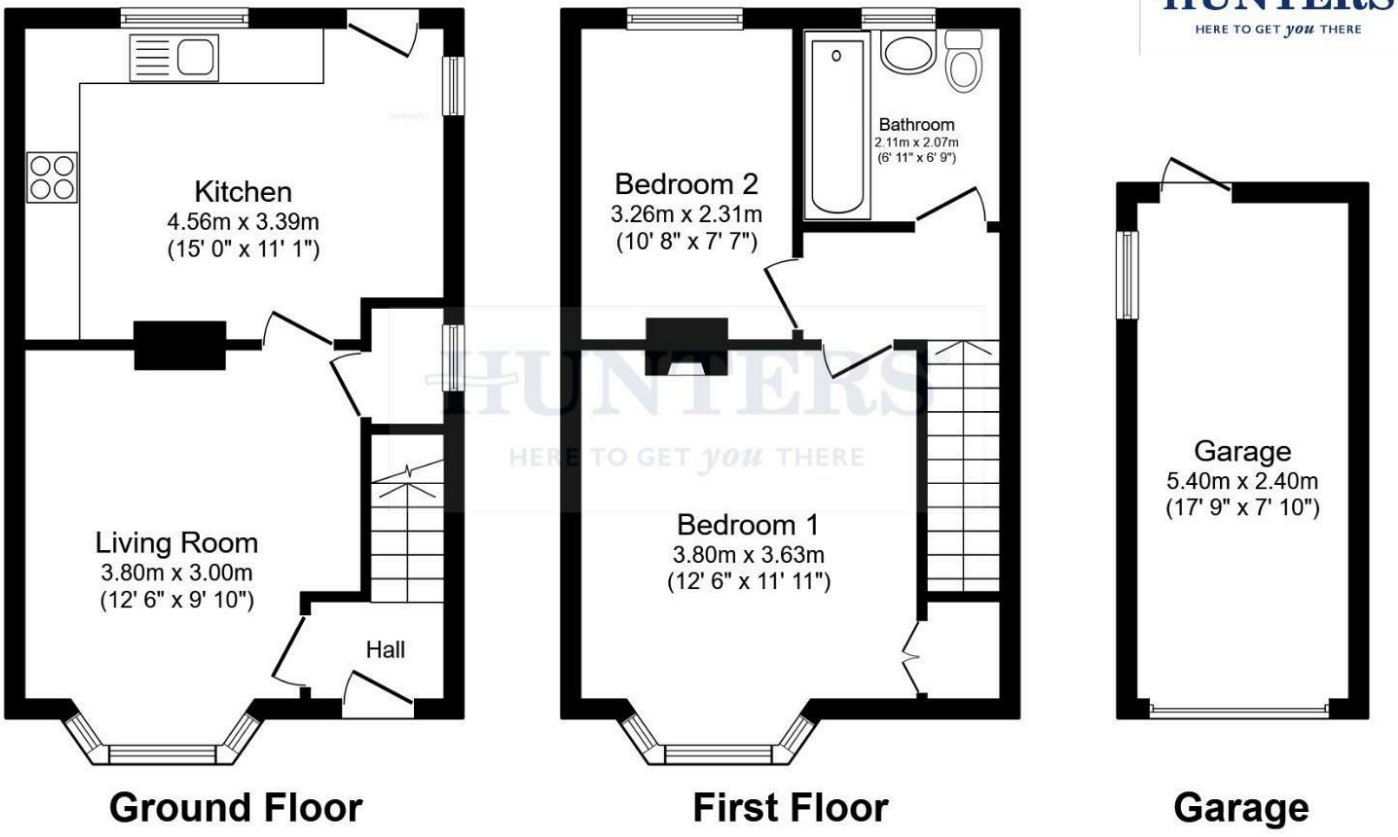












Total floor area 80.6 m² (868 sq.ft.) approx

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

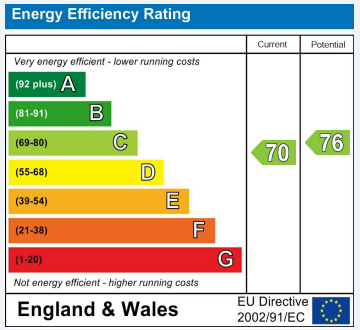
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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