



72 Kingsway West  
York, YO24 4QB  
Guide Price £290,000

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Churchills are delighted to offer for sale this highly impressive and well-proportioned end of terrace house, close to Acomb Front Street and easy access to York City Centre, and the Railway Station. Benefitting from popular nearby schools and amenities and updated and maintained by the current vendors to a very high good throughout. The bright and spacious living accommodation comprises; entrance hallway, lounge with bay window, 16' kitchen/dining room, WC/cloaks, first floor landing, three good sized first floor bedrooms and a three piece house bathroom.

To the outside is a gravelled front driveway providing plenty of off street parking and the potential for electric car charging, gated side access with garage and rear landscaped garden with lawn and patio. An accompanied viewing is highly recommended.

### Entrance Hallway

### Lounge

13'2" x 12' (4.01m x 3.66m)

### Kitchen/Dining Room

16'7" x 12'10" (5.05m x 3.91m)

### Downstairs Cloakroom

### First Floor Landing

### Bedroom 1

12' x 10' (3.66m x 3.05m)

### Bedroom 2

12'10" x 8'4" (3.91m x 2.54m)

### Bedroom 3

9'8" x 8'3" (2.95m x 2.51m)

### Family Bathroom

### Garage





### Agents Notes

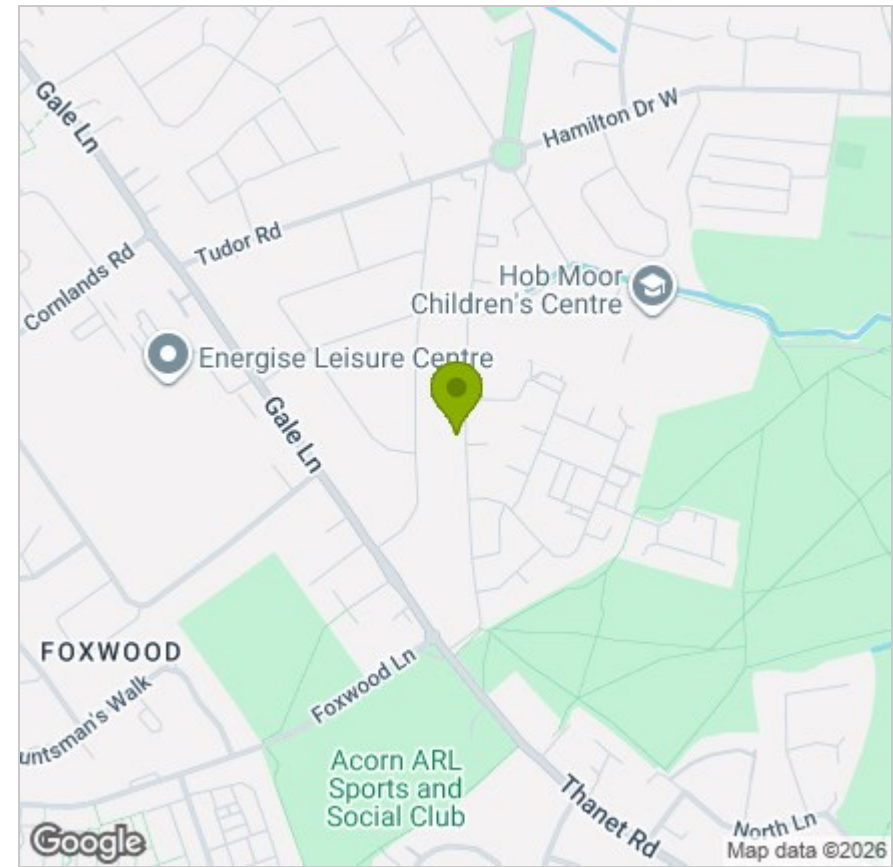
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</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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