



Kentmere Drive, York

£290,000

**Stephensons**  
estate agents & chartered surveyors

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Kentmere Drive,  
York YO30 5SY

Est. 1871

£290,000

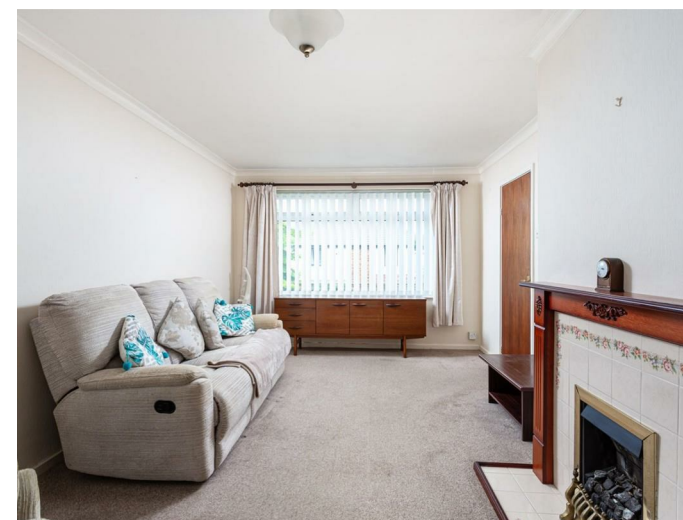
A well maintained and much loved detached bungalow, offered to the market chain free and occupying a generous plot within this highly regarded residential area of Rawcliffe. Having been carefully looked after over the years, the property offers buyers the opportunity to modernise and personalise to their own taste, while benefiting from spacious single level living and beautifully established gardens.

The accommodation is entered via a central hallway which provides access to all principal rooms. Positioned to the front of the property is a spacious sitting room featuring a large picture window allowing for plenty of natural light, along with an attractive fireplace creating a focal point to the room.

To the rear, the kitchen diner offers a range of fitted units, ample worktop space and room for dining furniture, with direct access out to the side of the property. Beyond this sits a conservatory overlooking the rear garden, providing an additional reception space and a peaceful place to enjoy the outlook throughout the year.

The bungalow offers two well proportioned double bedrooms, with the second bedroom also enjoying views across the garden. The accommodation is completed by a modernised shower room fitted with a walk in shower, wash basin and WC.

Externally, the property sits behind a front garden with driveway parking leading to a detached garage. One of the standout features of the home is the beautifully maintained rear garden, offering a wonderful sense of privacy and maturity



Tenure: Freehold  
Services/Utilities: All mains services connected.  
Broadband: Up to 1000\* Mbps download speed  
EPC Rating: D - 63  
Council Tax: C - City of York  
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.



with established borders, lawned areas and a variety of shrubs and planting. The garden also benefits from a timber summer house tucked away to the rear.

The property also offers exciting scope for further development, subject to the necessary permissions. Similar homes in the area have been extended to the rear and into the loft space with dormer additions, creating substantial additional bedrooms, bathrooms and reception space, making this an excellent long term opportunity for a range of buyers.

Kentmere Drive is positioned within the ever popular Rawcliffe area to the north of York, well placed for access to local amenities, shops and regular commuter links into York city centre. The outer ring road is also easily accessible, ideal for travel further afield.

Offered with no onward chain, this is a rare opportunity to acquire a detached bungalow with excellent potential in a highly desirable location.

## Partners:

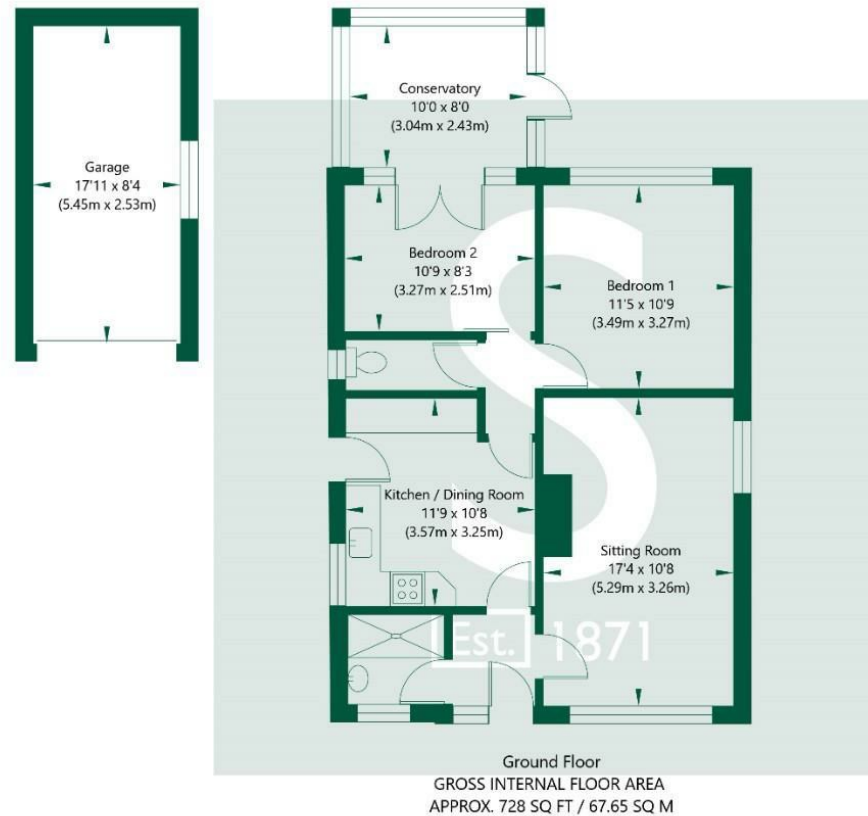
J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

## Associate Partners:

N Lawrence  
 I Jarvis MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 728 SQ FT / 67.65 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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