



19 Kentmere Drive
York, YO30 5SY
Guide Price £295,000



A 3 BEDROOM SEMI DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC POSITION WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS AND SCHOOLS AND WITH EASY ACCESS IN TO YORK CITY CENTRE. The property is in good decorative order throughout benefitting from gas central heating and double glazing and comprises entrance hall, large living room, good sized fitted kitchen, inner hall, 3 good sized bedrooms, shower room/w.c. Front garden with driveway to a single garage. Enclosed lawned rear garden. NO ONWARD CHAIN!

Entrance Hall

Living Room

18'6" x 12'1" (5.64m x 3.68m)

Kitchen

12'2" x 9' (3.71m x 2.74m)

Store

Bedroom 1

13'1" x 10' (3.99m x 3.05m)

Bedroom 2

11'1 x 9'8" (3.38m x 2.95m)

Bedroom 3

9' x 7'8" (2.74m x 2.34m)

Bathroom

Single Garage

Loft space

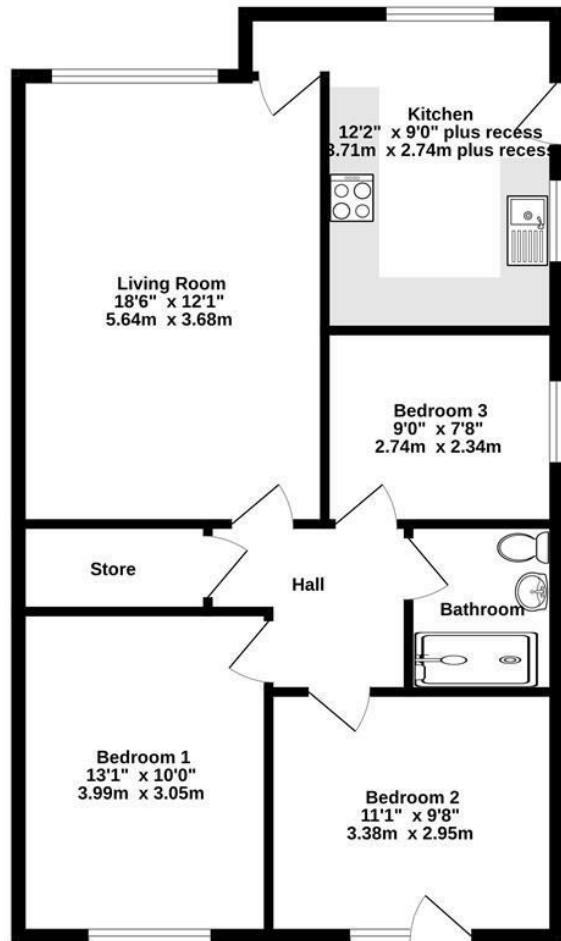
To note: there is a large loft space with potential to convert to living space - subject to planning permission





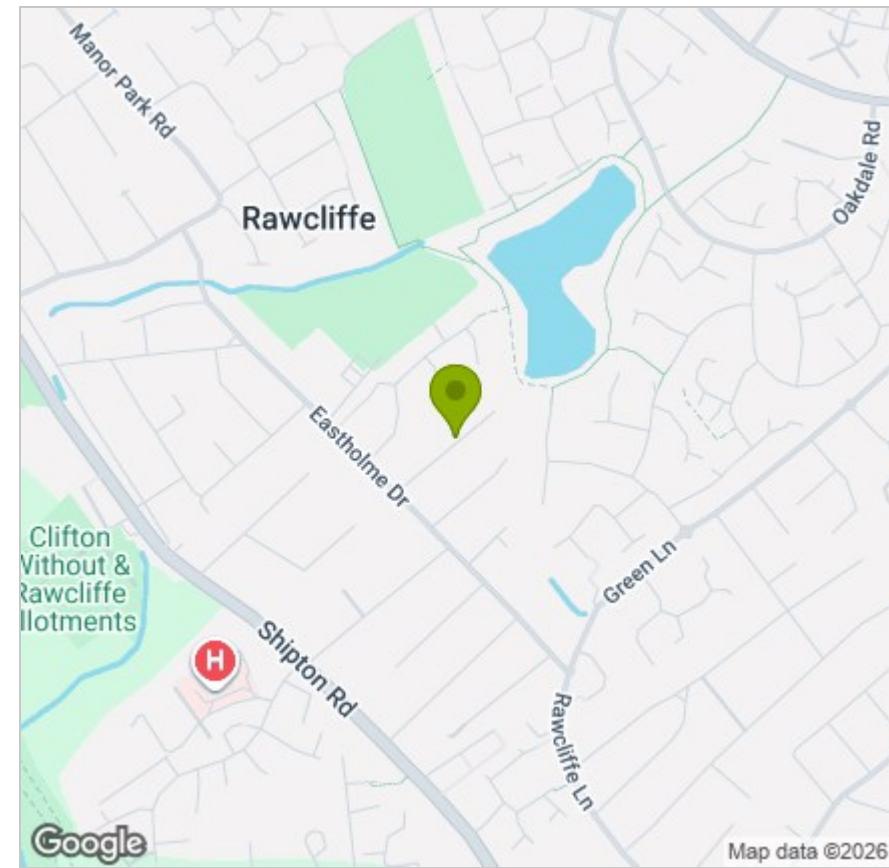
FLOOR PLAN

Ground Floor
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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.
Made with Metropix 620025

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.