Kentmere Drive, York

£280,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

Kentmere Drive, York YO30 5SY

Est. 1871

£280,000

A well-proportioned three-bedroom semi-detached bungalow, ideally positioned within a quiet cul-de-sac in this popular residential area. Recently refurbished, the property offers spacious accommodation and is conveniently situated for a range of local shops, schools, bus routes and amenities, with easy access into York city centre.

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The property offers a good-sized living room, a fitted kitchen, three well-proportioned bedrooms, with one bedroom currently adapted as a home office. There is a recently fitted shower room/WC and a large fully boarded loft space, ideal for storage or conversion into an en-suite bedroom (STPP).

The property benefits from gas central heating and double glazing and while ready to move into, the property provides a good opportunity for a purchaser to add their own style over time. The accommodation is well suited to those looking for the convenience of bungalow living, while still offering three bedrooms and useful living space.

Externally, the property has a front garden with a driveway providing off-street parking and access to the single garage.

Tenure: Freehold
EPC Rating: D - 62
Council Tax: C - City of York
Broadband Coverage: Up to 5500* Mbps download speed
Current Planning Permission: No current 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.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

To the rear is an enclosed lawned garden, offering a pleasant and manageable outdoor space. Offered to the market with the benefit of no onward chain, this light, spacious property provides an excellent combination of location, accommodation and potential.

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In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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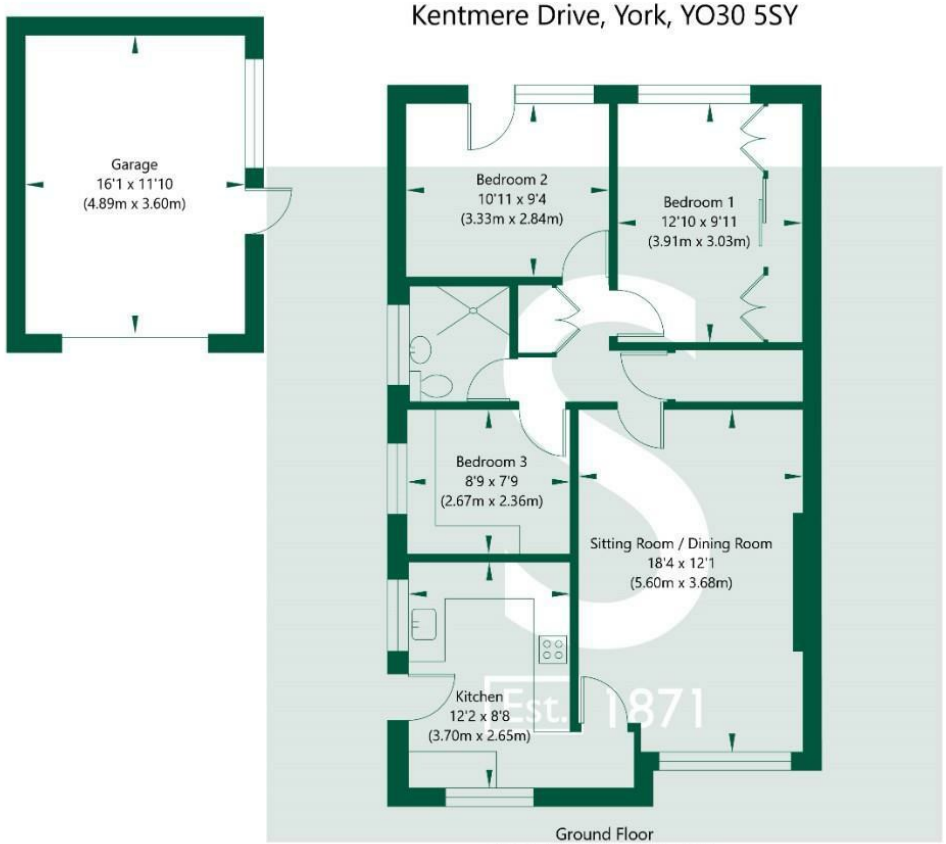

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 758 SQ FT / 70.44 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 758 SQ FT / 70.44 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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