



Kinbrace Drive
York
YO24 2XX

£269,950



A well proportioned extended home offering flexible living space and modern energy efficient features and is offered with no onward chain.

A front entrance hallway leads through to a comfortable living room with a feature fireplace. To the rear of the property is a kitchen dining room which opens into a rear extension providing a second sitting room, creating an excellent additional reception space overlooking the garden.

To the first floor are two double bedrooms and a three piece family bathroom.

Externally, the property benefits from driveway parking and a garage, along with a mature rear garden offering a pleasant and private outdoor space. The property also benefits from a new roof which has been recently fitted

The property is fitted with an air source heat pump and solar panels, providing an efficient and future focused heating solution. These modern measures mean the property benefits from an EPC rating of a B.

Council Tax Band B



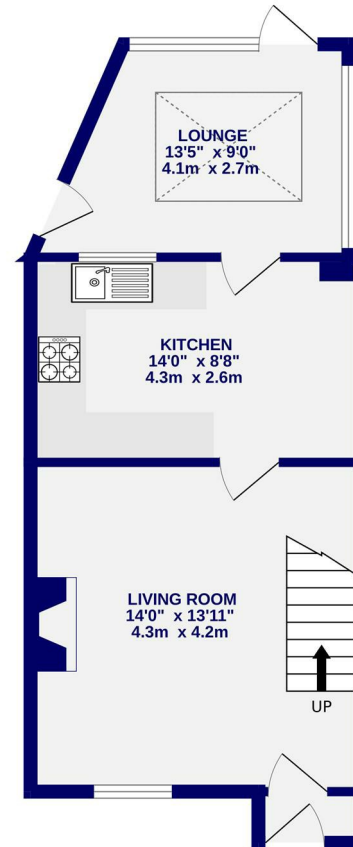


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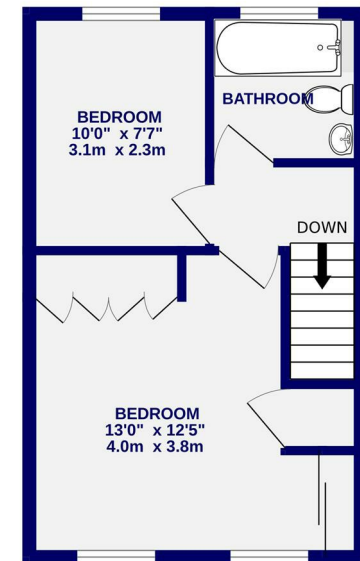
Freehold
Council Tax Band - B

- Semi Detached House
- Two Double Bedrooms
- Solar Panels
- Air Source Heat Pump
- Low running costs
- Driveway & Garage
- Front & Rear Garden
- EPC B

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
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