



Kimberlow Woods Hill
Badger Hill, York
YO10 5HF

£350,000



A well proportioned three bedroom semi detached home set in this popular residential area, offered with no onward chain and providing generous living space, a south west facing rear garden and excellent potential for modernisation.

The property is entered via a front entrance hallway which leads through to the extended dining kitchen. This impressive, dual aspect space forms the heart of the home and features a fireplace along with sliding doors opening directly onto the rear garden, creating a bright and sociable area ideal for everyday family living.

To the first floor are three well proportioned double bedrooms, along with a three piece family bathroom fitted with a walk in shower.

Although the property would benefit from some cosmetic updating, it has been well maintained over the years and offers a fantastic opportunity for the next owner to modernise to their own taste and add value.

Externally, the property enjoys a front garden with driveway providing off street parking and access to the garage. To the rear is a south west facing garden, offering a private and sunny outdoor space.

A superb opportunity to acquire a spacious family home in a desirable location, available with vacant possession and no onward chain.

Council Tax Band D

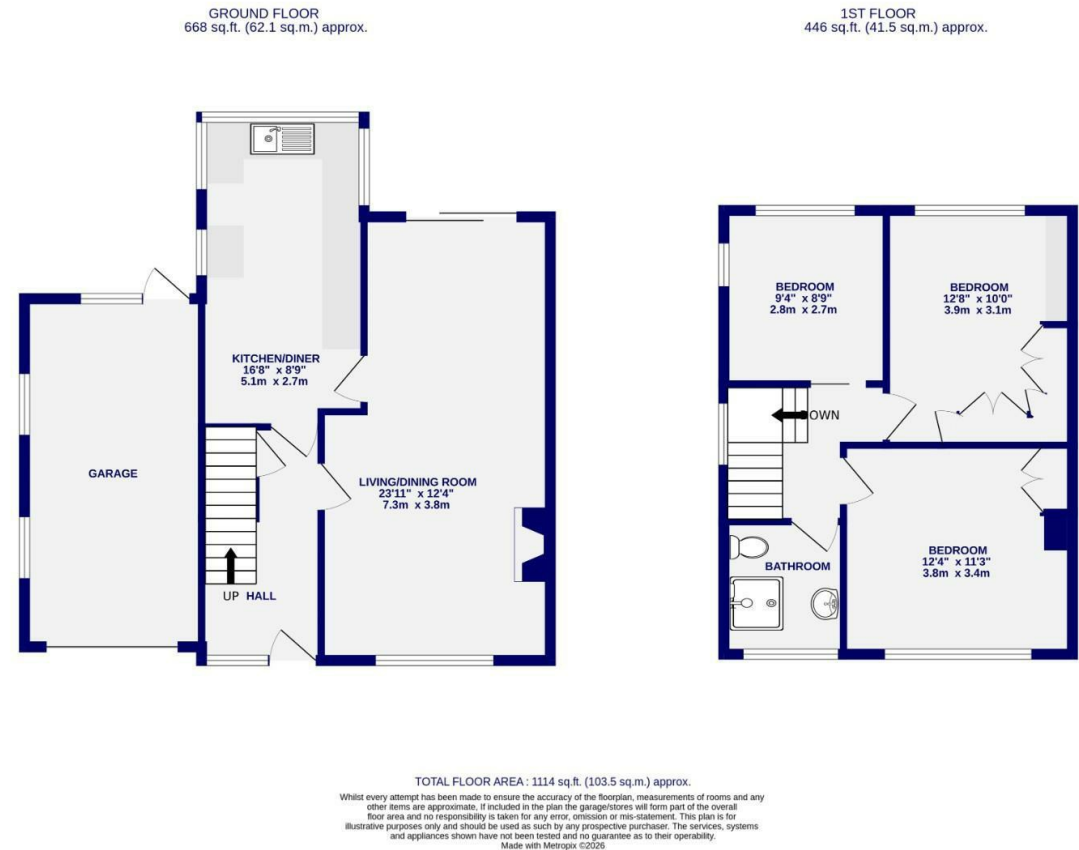




Kimberlow Woods Hill Badger Hill, York YO10 5HF

Freehold
Council Tax Band - D

- Semi Detached House
- Quiet Cul De Sac
- South West Facing Garden
- No Onward Chain
- Well Maintained
- In Need Of Modernisation
- EPC D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.