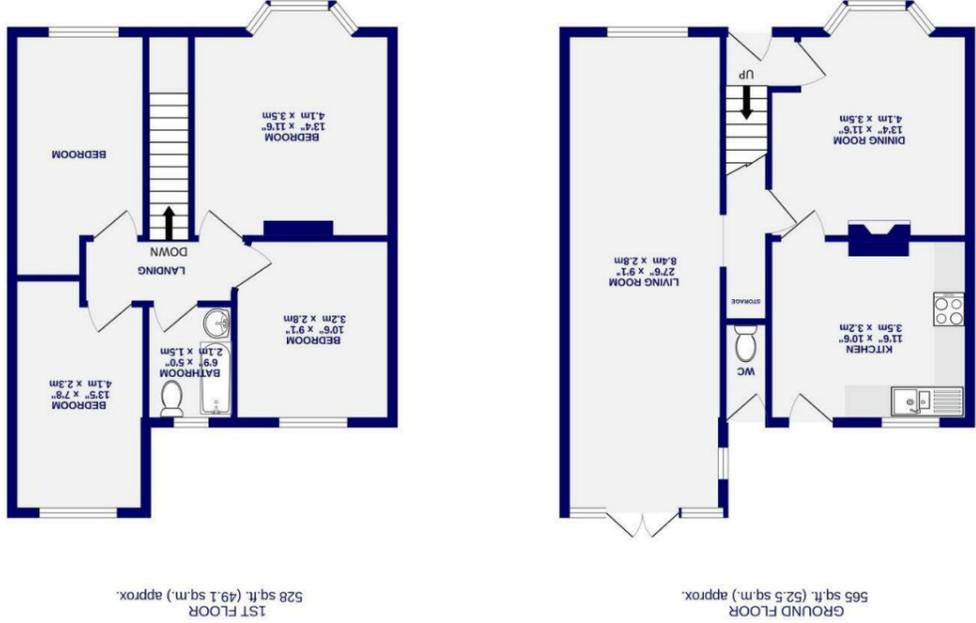


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Kingsway North  
, York  
YO30 6JH

Freehold  
Council Tax Band - B

- Extended Semi-Detached House
- Four Double Bedrooms
- Well Connected Location
- Two Reception Rooms
- Big Garden
- Off Street Parking
- External Storage Space
- EPC - D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and dimensions 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.



Kingsway North  
, York  
YO30 6JH

Offers Over £275,000



A four bedroom semi-detached property with a double storey side extension to the north of the city, with great commuter routes into the city centre whilst also being well connected to Clifton Moor.

The ground floor accommodation is entered via the front door and leads through the entrance hallway into the dining room. The kitchen is found to the rear of the property which is in need of modernisation but has plenty of space for floor and wall units as well as white goods and the recently fitted gas combi boiler. The larger than most living room with dual aspect windows is accessed under the stairs providing a full length space, ideal for families. This also creates under stairs storage which is more than ideal.

To the first floor, four double bedrooms are available. All of which have space for wardrobes and other storage space, again much bigger than most within the area. The three piece bathroom is found at the top of the stairs with shower over bath.

Externally, a west facing private garden offers ample space to enjoy with patio space to the rear. An external toilet is also available and a recently added brick built outhouse provides storage space for garden tools or bikes.

With the opportunity the house has to offer, this is sure to be popular and so early viewings are highly recommended.

Council Tax Band - B

