





# Kingsway North Clifton, York YO30 6JB

Chain Free £240,000



\*\* SOLD CHAIN FREE \*\*

Situated in the sought-after residential area of Clifton, just north of York, is this well-presented two-bedroom semi-detached home with a garage, an ideal purchase for a first time buyer. Previously a successful rental property, the home has been well maintained throughout, is offered with no onward chain, and is ready for its next owners to move straight in.

Kingsway North is ideally positioned just off Water Lane, enjoying a variety of local amenities including shops, cafés, and eateries. The property is also within walking distance of York city centre, the train station, and York District Hospital—making it a convenient and well-connected location, which remaining within good proximity to the outer ring road for travel further afield.

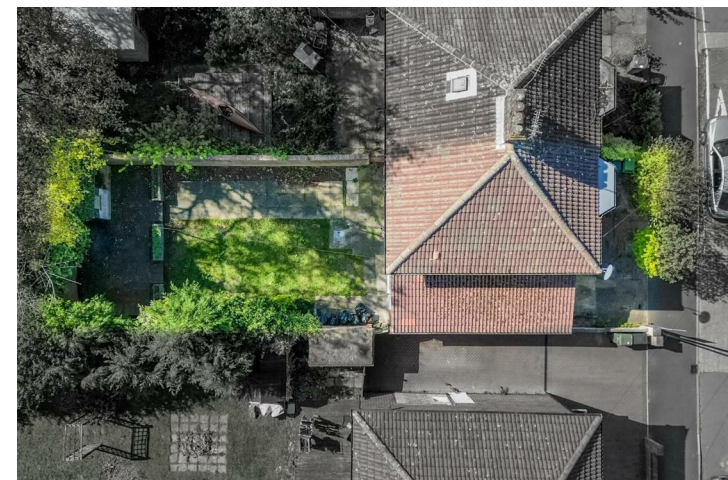
Inside, the accommodation begins with an entrance hall, leading to a bright and spacious through reception room positioned to the right. A generous bay window at the front fills the space with natural light throughout the day, creating a welcoming atmosphere. To the rear is the open-plan kitchen diner, featuring a range of fitted wall and base units that provide ample storage. While some appliances are included, there is additional space for freestanding white goods.

Upstairs are two well-proportioned bedrooms, with the main bedroom situated at the front of the property, offering pleasant views over the green. A modern three-piece family bathroom completes the internal layout.

Externally, the home benefits from driveway parking. The rear garden is fully enclosed and private, mainly laid to lawn with a patio area, flowerbeds, and a handy shed for storage.

Likely to appeal to a range of buyers, especially first-time purchasers, this charming home is sure to attract early interest. Early viewing is highly recommended.

Council Tax Band: B



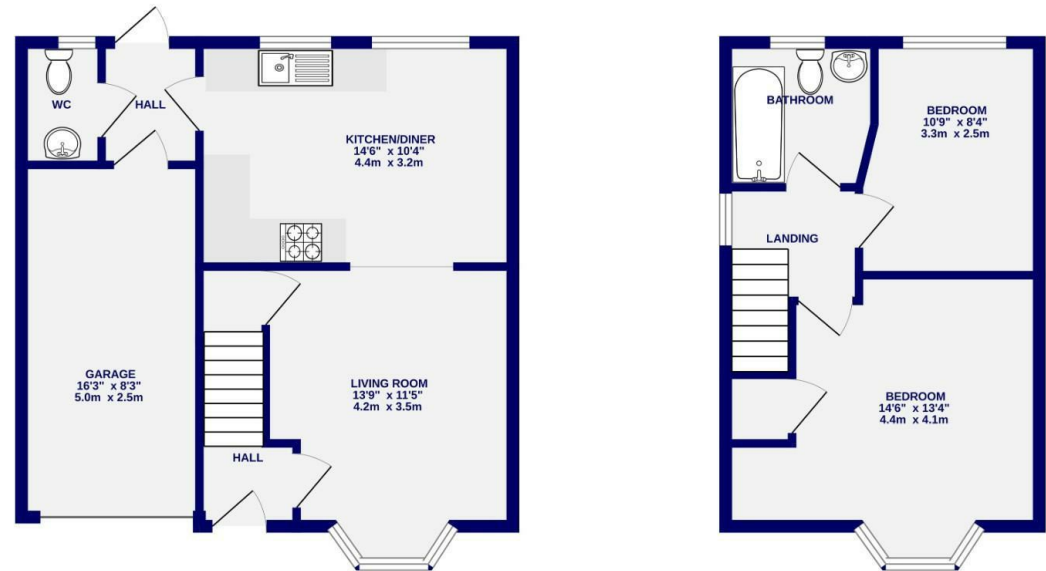




# Kingsway North Clifton, York YO30 6JB

Freehold  
Council Tax Band - B

- Semi Detached House
- Two Bedrooms
- Open Plan Kitchen Diner
- Offered With No Onward Chain
- Driveway
- Enclosed Rear Garden
- Close To CC & Train Station
- EPC - D



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/s are not part of the overall floor area 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.  
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