



Kinbrace Drive

York

YO24 2XX

£270,000



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 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.

\*The property does have spray foam insulation in the loft, please contact the office for more information\*

Council Tax Band B



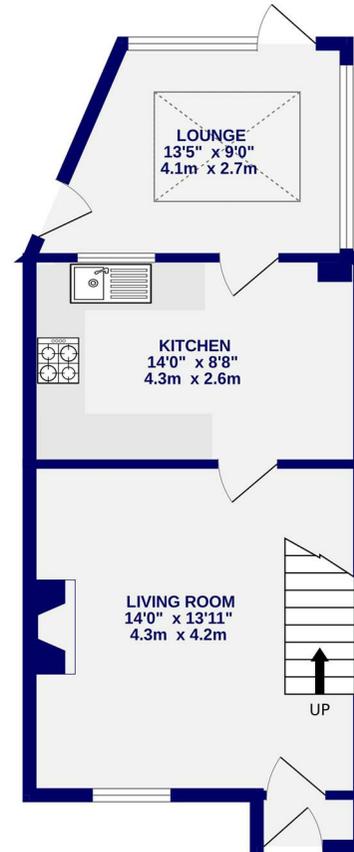


# Kinbrace Drive York YO24 2XX

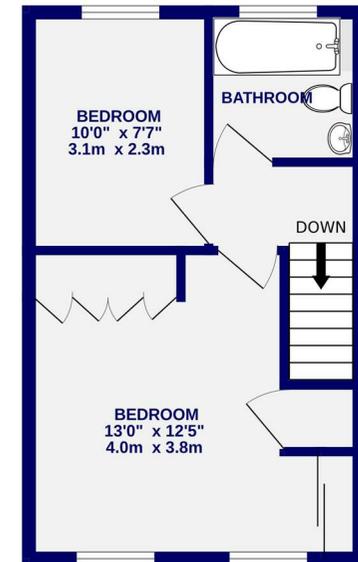
Freehold  
Council Tax Band - B

- Semid Detached House
- Two Double Bedrooms
- Solar Panels
- Air Source Heat Pump
- 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.

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/shed will form 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.  
Made with Metropix ©2025

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.