



Kimberlow Woods Hill
Badger Hill, York
YO10 5HF

£350,000

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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





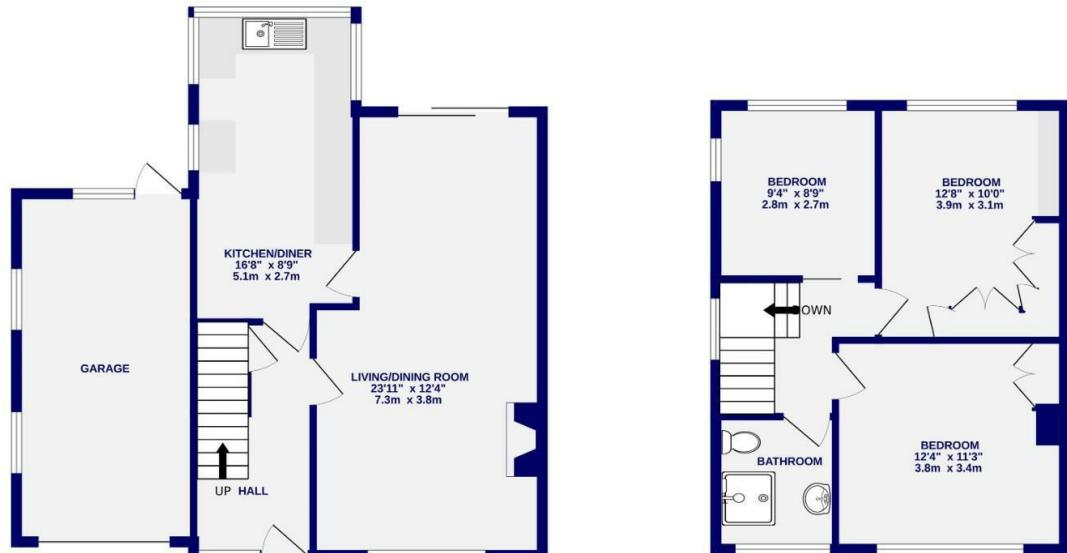
Kimberlow Woods Hill Badger Hill, York YO10 5HF

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 TBC

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.
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