

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.



- Substantial Semi Detached House
- Three / Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Garage & Driveway
- Generous Plot
- Quiet Cul De Sac
- EPC TBA

Freehold
Council Tax Band - C

Kinbrace Drive Woodthorpe, York YO24 2XX



Kinbrace Drive
Woodthorpe, York
YO24 2XX

£375,000

4 2

Located in the sought-after residential area of Woodthorpe, to the south of York, this substantial and extended semi-detached home occupies a generous plot at the end of a peaceful cul-de-sac. Offering flexible living space across two floors, this property makes for an ideal family home.

Woodthorpe is well regarded for its strong sense of community and excellent local amenities, including a range of shops, eateries, reputable schools, and convenient commuter links to York city centre and the outer ring road.

Internally, the home opens with a small entrance hall leading into the first of three reception rooms. The front-facing living room features a charming bay window and connects to an internal hallway that flows into a spacious open-plan kitchen/dining area—the heart of the home. The kitchen is fitted with a range of shaker-style wall and base units, complemented by wood-effect worktops and stylish splashback tiles. A practical utility area adds further storage and workspace, ideal for modern family living. At the rear, a bright conservatory provides views over the spacious garden. Completing the ground floor is a well-sized bedroom and a convenient shower room, making this layout ideal for multi-generational living or visiting guests.

Upstairs, there are three generously sized bedrooms, including a principal bedroom with a range of built-in wardrobes and cabinetry. A modern three-piece family bathroom serves this floor.

Externally, the home enjoys a small front garden and a generous driveway providing ample off-street parking. The real highlight is the impressive rear garden—mainly laid to lawn and bordered by established flowerbeds and patio seating areas—offering a tranquil space backed by local woodland.

This fantastic home is sure to attract strong interest—early viewing is highly recommended.

Council Tax Band- C

