



Kinbrace Drive  
Woodthorpe, York  
YO24 2XX

£375,000

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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

