



York Road, Maidstone, , ME15 7QU

Guide Price £260,000





**\*\* GUIDE PRICE: £260,000 - £280,000 \*\*** The property is situated in a very popular residential area close to Maidstone town centre and adjoining the lovely Mote Park. The county town itself provides a wide range of shopping, educational and social facilities. Mote Park has an attractive lake and surrounding parkland for the enjoyment of local residents.

The property comprises a two-bedroom end of terrace family house having brick and tile hung elevations under a tiled roof. The property benefits from gas fired central heating and double glazing. There is ample parking for the property and a very good sized garden with a sizeable workshop. These gardens back on to Mote Park and have lovely views of the Downs. Viewing is highly recommended by the sole selling agents. **NO FORWARD CHAIN.** Tenure: Freehold. EPC Rating: D. Council Tax Band: C.



## ACCOMMODATION

### Ground Floor:

Double glazed entrance door to ...

### Entrance Hall

Staircase to first floor. Door to ...

### Living Room

Double glazed bay window to front elevation. Understairs cupboard concealing gas and electric meters.

### Kitchen/Breakfast Room

The kitchen area has a range of work surfaces with cupboards and drawers under. Inset one and a half bowl sink unit with cupboards beneath. Range of wall cupboards. Arrow oven. 4-ring gas hob with extractor fan over. Wall mounted Worcester gas fired boiler serving central heating and domestic hot water. Utility recess with plumbing for washing machine. Door to ...

### Rear Lobby

Part glazed door to garden. Tiled flooring. Door to ...

### Cloakroom

Low level WC.

### First Floor:

### Landing

Access to insulated roof space. Double glazed window to side elevation.

### Bedroom One

Double glazed window to front elevation. Built-in wardrobe cupboard. Small fireplace.

### Bedroom Two

Double glazed window to rear elevation with a lovely view over-looking Mote Park and onto the Downs.

### Spacious Shower Room

Low level WC. Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Double glazed window to rear elevation.


### EXTERNALLY

Double gates open to an extensive brick pavior forecourt providing excellent parking. The driveway continues down to the side of the property. The rear garden extends in depth to just over 100'. Immediately behind the house is a matching brick pavior patio. Gates lead on to divide the garden with an extensive long area of lawn. These gardens back on to Mote Park with a lovely aspect. Set in the garden is a sizeable workshop measuring 36' x 8'10 with power and light. Two garden sheds.

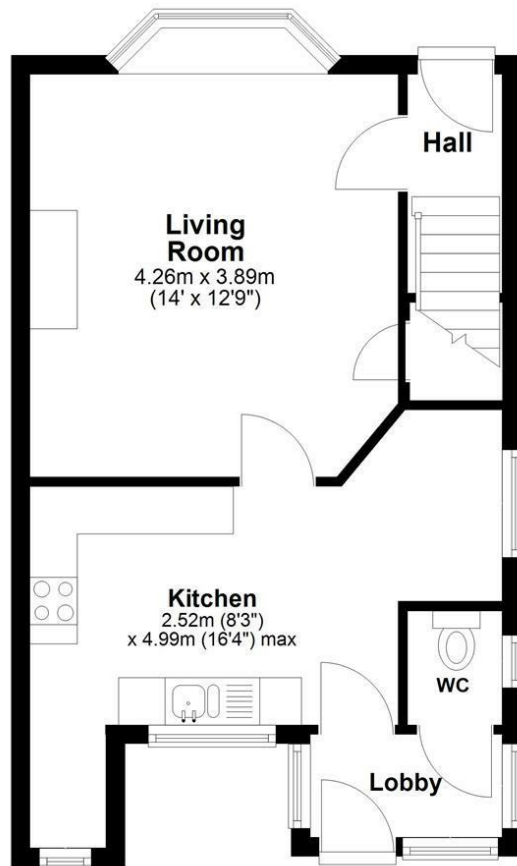
### VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

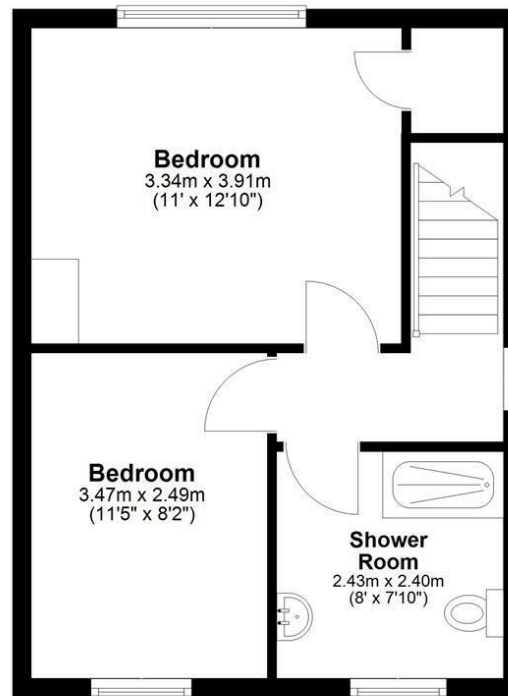
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor



## First Floor



Total area: approx. 72.6 sq. metres (781.3 sq. feet)

