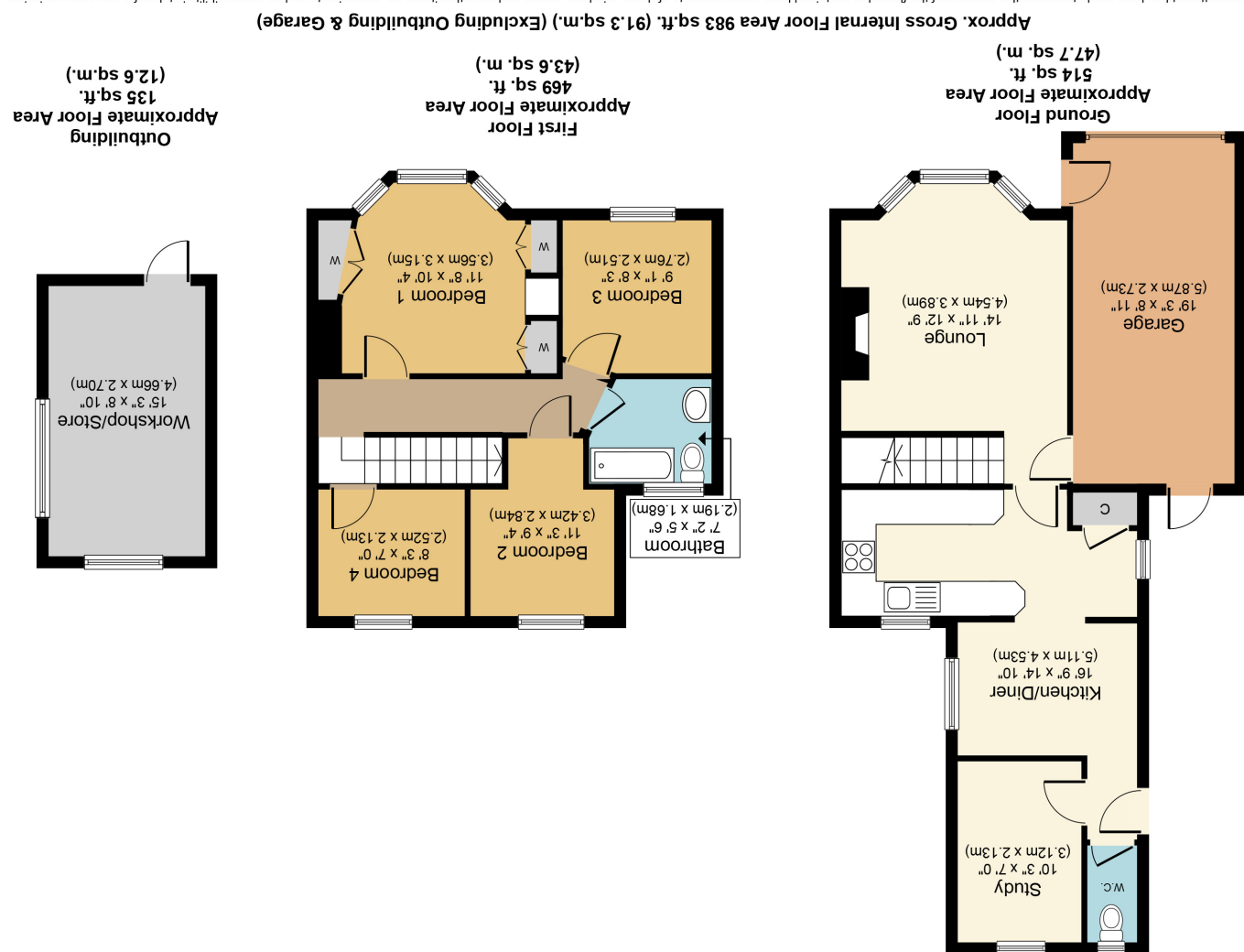


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 4 Kirkstone Drive, York YO31 0LY

Redmove are pleased to offer for sale this extended four bedroom semi detached home located within a desirable location and is ready to move into which is likely to appeal to first time buyers, couples and also families looking to buy within the Hempland School catchment. Briefly comprising; spacious living room with feature fireplace and a bright bay window which allows the natural light to flood in, a bright breakfast kitchen with dining area which leads onto the ground floor W/C and a study / office which could be used as a fifth bedroom. To the first floor are two double bedrooms, two further good sized bedrooms and a modern three piece bathroom. To the front of the property is a block paved driveway with hedged borders for off street parking and garage and to the rear is a lawned low maintenance garden with a patio area and the bonus of an additional detached brick built workshop / store which is perfect for storage or could be converted to a home office / studio space with the relevant permissions. Situated in a quiet cul de sac and priced to sell, this wonderful home is likely to achieve high interest levels and so early viewing is highly recommended.

- Four / Five Bedrooms
- Downstairs W/C
- Low Maintenance Rear Garden
- Driveway
- Office Space
- Cul de Sac Setting
- Garage and Workshop
- Desirable Location

Travelling on Stockton Lane from York turn right onto Algarth Road which continues onto Stray Road. Turn right on to Burnholme Avenue and take the second right turning onto Kirkstone Drive and the property can be identified by our For Sale board.

Burnholme is a popular residential area that is conveniently positioned for access to York City Centre, A1079 and Stockton Lane plus the shopping and leisure facilities of Vangarde and Monks Cross. Local amenities are available with the wider range of facilities in Heworth Village, Osbaldwick or the City Centre. Hempland Primary School is the local primary and Archbishop Holgate Secondary School.

