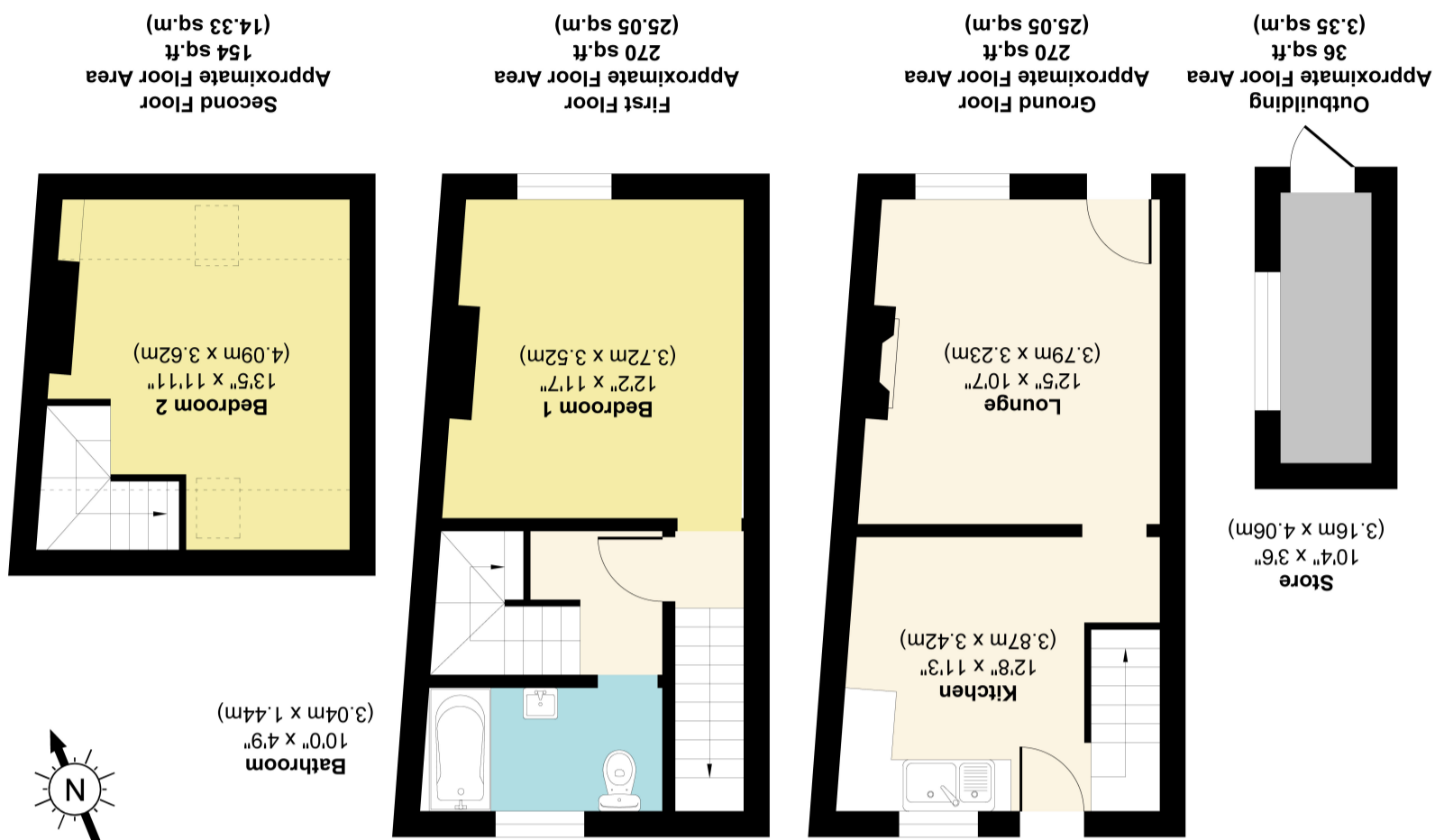


Approx. Gross Internal Floor Area 730 sq. ft / 67.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
produced by Pixels44.co.uk



Kitchener Street, York YO31 8RZ

Situated less than a mile from York City Centre and offered for sale with NO ONWARD CHAIN is this two bedroom terrace property located off Huntington Road. This well proportioned property briefly comprises; living room, dining kitchen, first floor double bedroom and three piece bathroom and the loft has been converted to create the second double bedroom. Externally the property benefits from a good sized rear courtyard with brick built store and on street parking. Offering potential to extend (STPP) and located within easy walking distance to York Hospital and universities, this property will be an ideal buy for an investor or first time buyer wanted to add their own stamp to a house. Early viewing is highly recommended.

COUNCIL TAX BAND : B

Disclaimer - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser measure. Statements contained within these particulars are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to making any decisions on this property. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange of contracts. Details correct at time of publication.

- No Onward Chain
- Potential to Improve
- Two Double Bedrooms
- Rear Courtyard
- Walking Distance to City Centre and Hospital
- Local Amenities Nearby
- First Floor Bathroom
- Dining Kitchen
- Potential to Extend (STPP)

Travelling out of York via Monkgate, at the Heworth roundabout take the exit onto Huntington Road. Kitchener Street will be seen on the left hand side before reaching the traffic lights. The property will be seen on the left hand side and can be identified by our for sale sign.

The Huntington Road area of York is ideal for access to York by foot, bus or car and also the A1237 leading to the A59 or A64. York Hospital, Nestle and York St Johns is close by. Local facilities can be found in the area with further facilities either in the centre or Vangarde and Monks Cross Retail Parks.

