



3 The Crescent,
Kexby YO41 5LB
Offers over £200,000



ABOUT THE PROPERTY

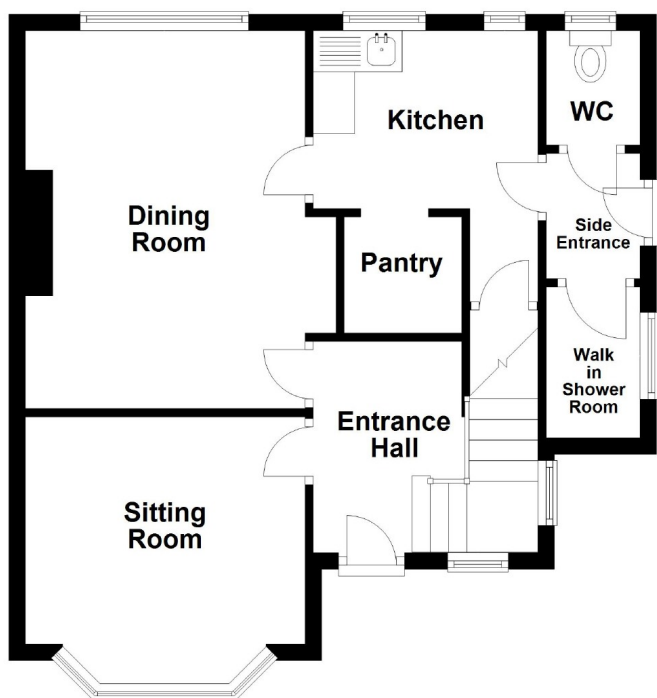
Standing on a generous plot and with no onward chain, we offer this three bedroom semi detached property offering huge potential. The property is conveniently located in the village of Kexby, which is excellent for access to the City of York, approximately 6 miles away.

On the ground floor, the property benefits from a bright entrance hall with windows to two elevations and stairs to the first floor, two reception rooms, and a kitchen with pantry. There is also a side entrance, WC and shower room. To the first floor there are three sizable bedrooms, a bathroom and separate WC. Outside the property has off road parking, spacious gardens and a storage shed.

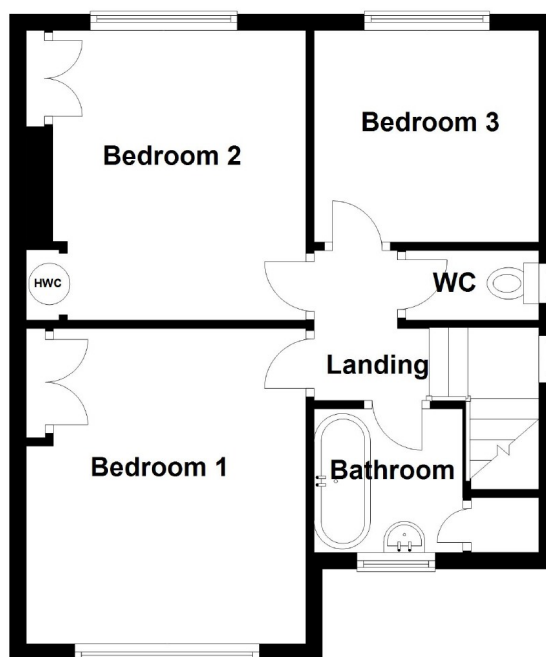
Contact Clubleys today on 01759 373709 to arrange your viewing.



Ground Floor



First Floor



Total area: approx. 90.0 sq. metres (968.8 sq. feet)

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

ROOM MEASUREMENTS

SITTING ROOM	3.39m x 2.76m
DINING ROOM	4.57m x 3.36m
KITCHEN	2.71m x 2.24m
BEDROOM ONE	3.82m x 3.38m
BEDROOM TWO	3.55m x 3.01m
BEDROOM THREE	2.73m x 2.56m



AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 1430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





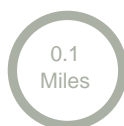
LOCATION

Kexby is a village located on the outskirts of the City Of York approximately 6 miles away and within easy commutable distance of York, Leeds and Hull.

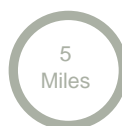
TRAVEL

APPROX

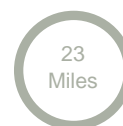
Distance by (Car)



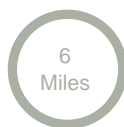
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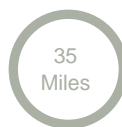
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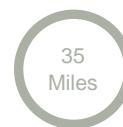
M62



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

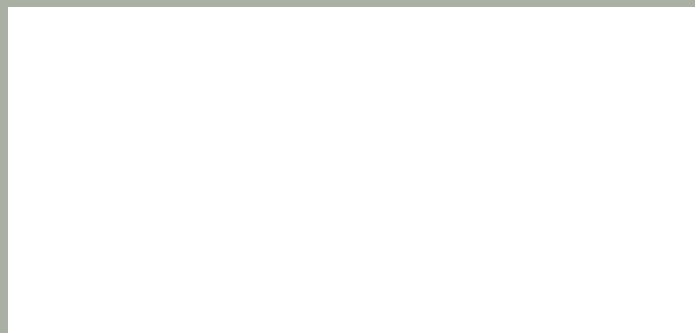
Auctioneers

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