



69 York Road, Maidstone, Kent, ME15 7QU
Price guide £260,000 - £270,000

PRICE GUIDE - £260,000 - £270,000. The property sits in a quiet cul de sac setting with beautiful views out over Mote Park. York Road lies about half a mile from the town centre itself where there are a wide range of shopping, educational and social facilities. Mote Park provides 600-acres in a parkland setting with a beautiful lake and leisure facilities.

The property comprises a three bedroom end of terrace family house with a good sized garden. Our clients have created a seating terrace at the foot of the garden abutting the park itself and with lovely views. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Hall

Staircase to first floor. Door to ...

Living Room: 13'10 x 12'10 (4.22m x 3.91m)

Double glazed bay window to the front elevation.
Central fireplace with electric coal effect fire.
Recessed shelving. Door to ...

Kitchen/Dining Room: 16'1 x 10'10 (4.90m x 3.30m)

A well proportioned room. The kitchen area has an excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with cupboards beneath. Range of wall cupboards. Zanussi oven, 4-ring hob. Part tiled walls. Double glazed double doors open from the dining area to the garden.

FIRST FLOOR:

Landing

Access to insulated roof space which is partly boarded. Loft ladder and electric light.

Bedroom 1: 11'10 x 8'5 (3.61m x 2.57m)

Double glazed window to the rear elevation with lovely over Mote Park.

Bedroom 2: 10'9 x 9'9 (3.28m x 2.97m)

Double glazed window to the front elevation.

Bedroom 3: 8'4 x 7'6 (2.54m x 2.29m)

Double glazed window to the rear elevation again with lovely views.

Bathroom

Panelled bath. Fitted Triton shower unit. Wash hand basin with cupboard under. Low-level WC. Part tiled walls. Pine cladding to ceiling. Double glazed window to the front elevation.

EXTERNALLY:

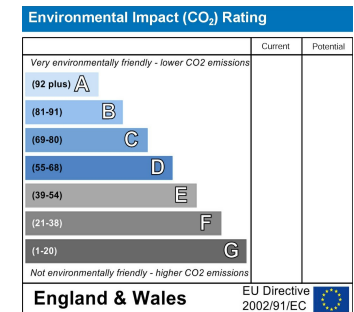
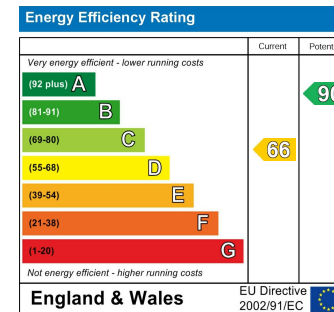
There is a very extensive brick paviour forecourt to the front of the house providing extensive parking. The driveway continues to the side and gives access to DETACHED GARAGE 18'5 x 10'6. Double doors. Side window. The rear garden extends in depth to about 25-metres. A further brick paviour terrace a further area of lawn. This leads down to a decked terrace with a pergola over.

VIEWING

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

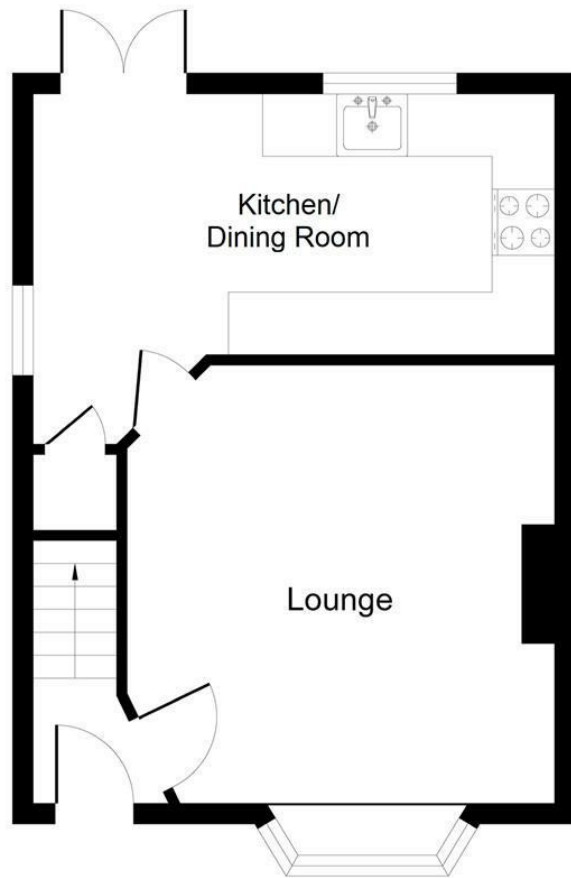
DIRECTIONS

Leave Maidstone on the A20 Ashford Road and turn right into Square Hill. At the mini roundabout turn left into Mote Avenue and continue on into Willow Way. Proceed past the Mote Cricket Club before turning left into York Road where the property will be found on the left.

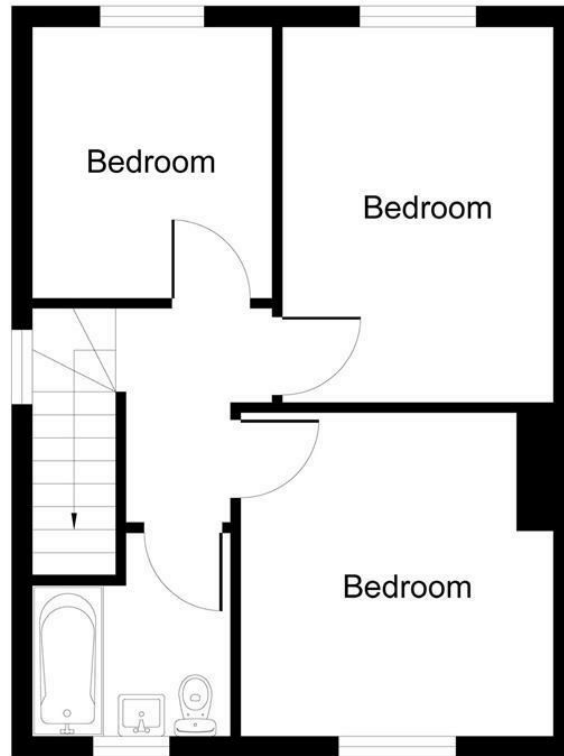


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979





Ground Floor



First Floor

Approximate Gross Internal Area
69 sq ft - 741 sq m

