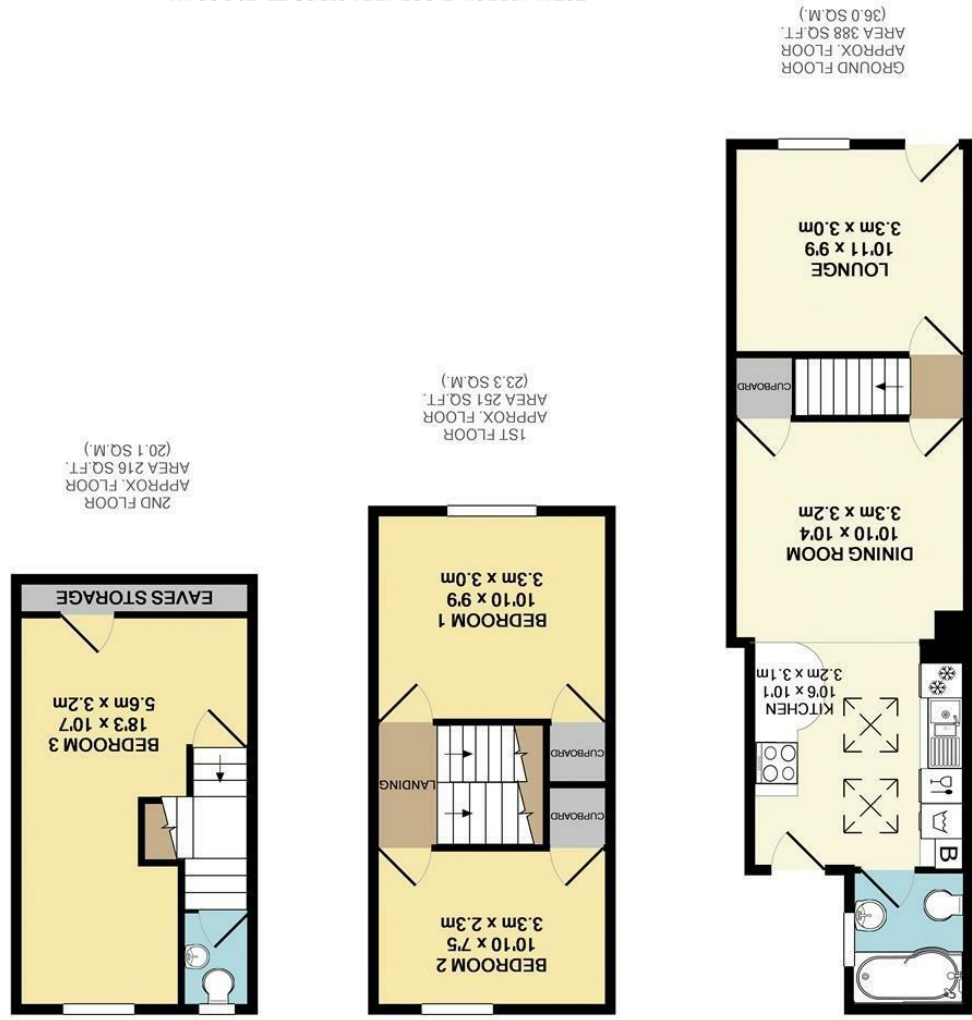


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

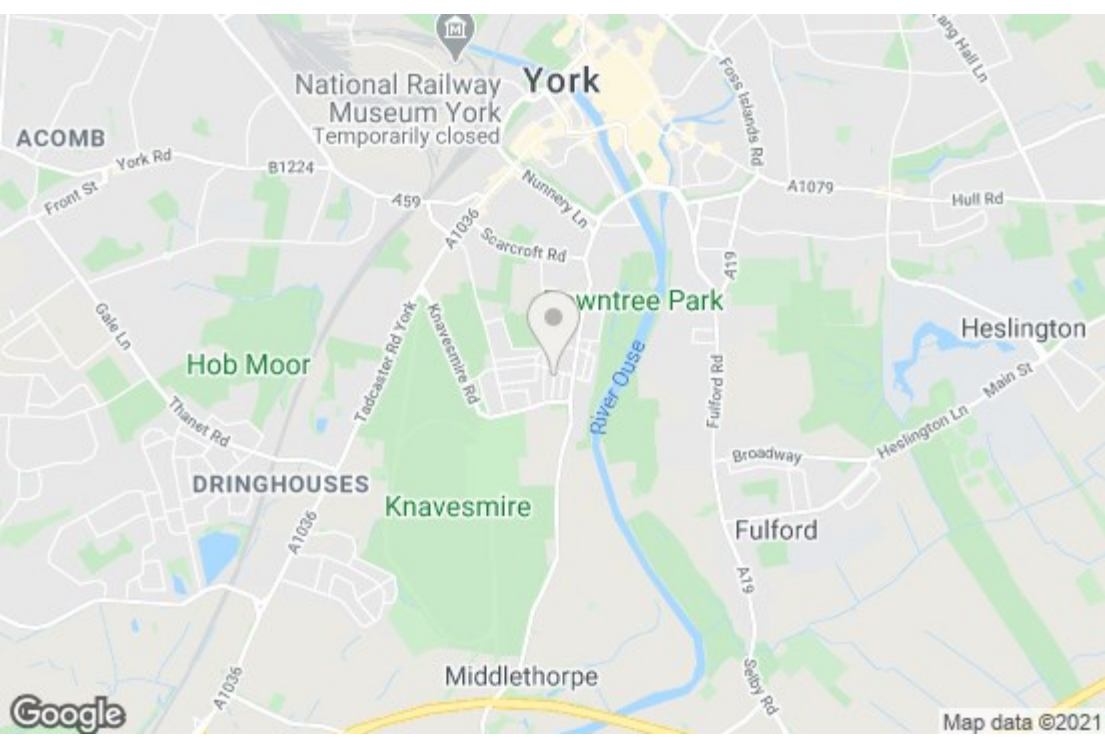
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2019

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



3 Kensington Street, YORK
 Chain Free £270,000





Description

This wonderful period property is set in the most popular South Bank area, just a short stroll from the wealth of amenities which the much acclaimed Bishopthorpe Road has to offer. Immaculate throughout, the accommodation is light and airy and ready to move in to and enjoy; an ideal first-time home or sure to appeal to those looking for a low maintenance property. There is a good-sized reception room with separate, open plan dining kitchen area to the rear. The kitchen boasts a range of modern units and appliances, with door onto rear courtyard. The house bathroom is fitted with a white suite, with an additional WC on the second floor. To the first floor there are two double bedrooms with in-built cupboard space. There is a further bedroom on the floor above, which is a wonderful, light space - an ideal guest room or home office. Externally, the property benefits from an enclosed courtyard style garden, storage shed and on street parking is available.