



## Kinbrace Drive, Woodthorpe, York £1,300 Per Month

An attractively appointed semi detached house located in a popular and convenient locality, close to the city centre, ring road and A64. Unfurnished, with gas central heating, UPVC doors, double glazed windows. Boasting 3 bedrooms, 2 reception rooms, kitchen with appliances and an attractive rear garden the property also comes with off street parking and a single garage.

EPC D (66) NO SMOKERS. PETS CONSIDERED.





## DESCRIPTION

Entrance hall: part glazed external door, central heating radiator, laminate wood floor.

Living Room: 12,7"x12,8" (m x m), laminate floor, coal effect gas fire to modern fireplace, central heating radiator, glazed double doors to dining room.

Dining Room: 11,3" 7,6" (m x m), laminate floor, central heating radiator.



Kitchen: 11,2" x 11,3", inset single drainer stainless steel sink, range of fitted base units and drawers with wood effect doors beneath with granite effect laminate worktops, matching wall units, tiled splashback, gas cooker.

Rear Entrance Lobby: Quarry tile, part glazed UPVC back door.

First Floor Landing: Airing cupboard.

Bedroom 1 (Front): 12,3" x 7,10" (m x m), central heating radiator.

Bedroom 2 (Rear): 9,11" x 8,11" (m x m), central heating radiator, range of fitted wardrobes and drawers

Bedroom 3: 9,3" x 7,7" (m x m), central heating radiator,

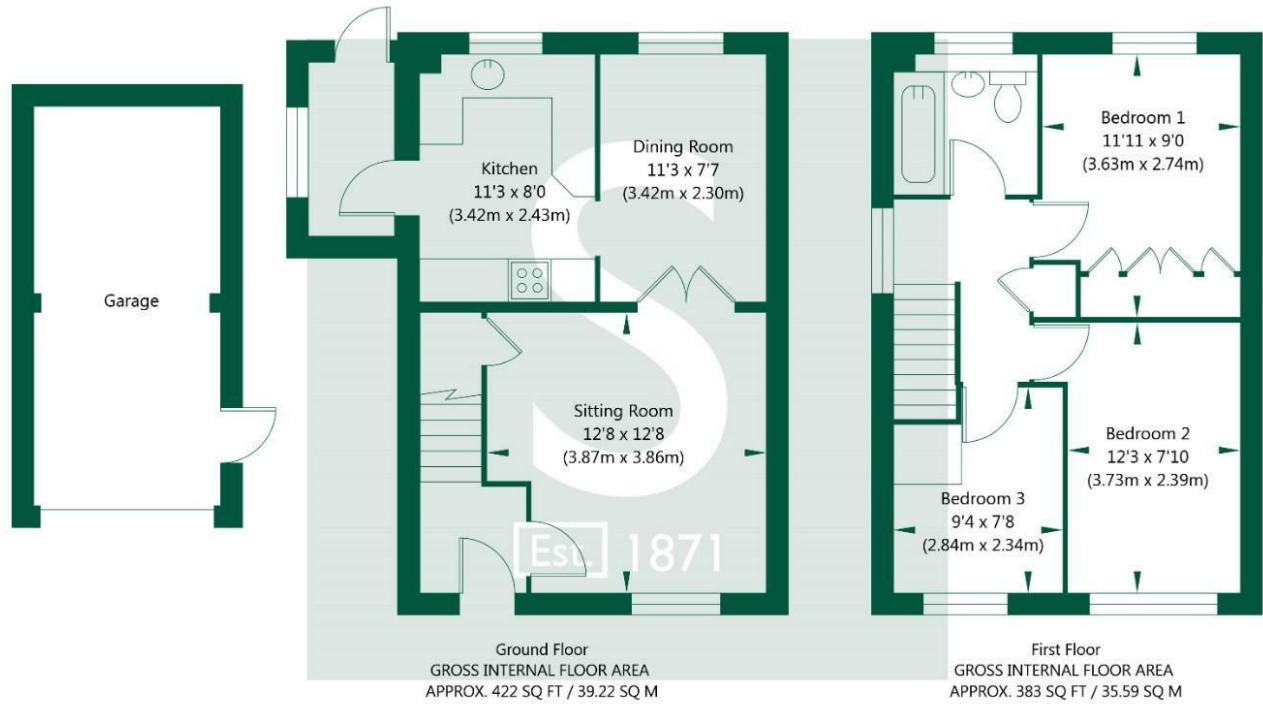


Bathroom/WC: White suite, comprising panel bath with Mira shower, pedestal hand basin, low flush WC, heated towel rail, walls tiled.

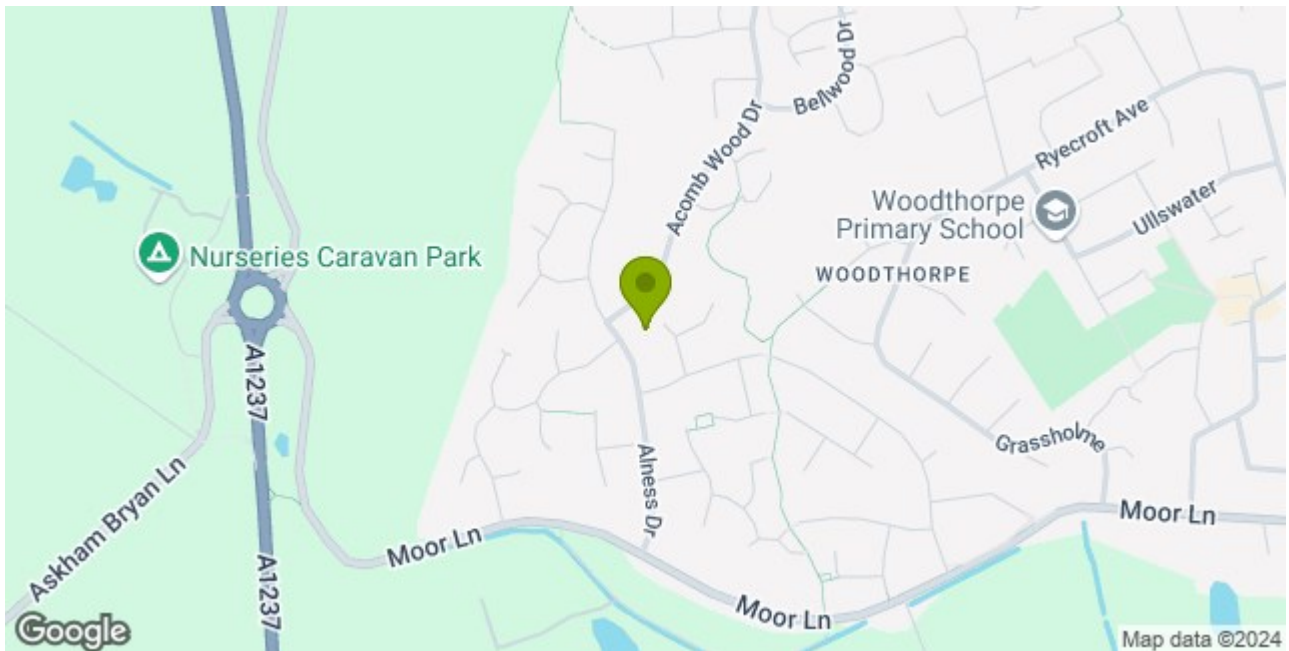
Outside: Garden to front, drive leading to detached brick garage, up and over garage door, attractive enclosed rear garden with lawn paving gravel and shrubs to the border.



# Kinbrace Drive, York, YO24 2XX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 805 SQ FT / 74.81 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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