



72 Kingsway West  
York, YO24 4QB  
Guide Price £295,000

 3  1  1  D

Churchills are delighted to offer for sale this highly impressive and well-proportioned end of terrace house, close to Acomb Front Street and easy access to York City Centre, and the Railway Station. Benefitting from popular nearby schools and amenities and updated and maintained by the current vendors to a very high good throughout. The bright and spacious living accommodation comprises; entrance hallway, lounge with bay window, 16' kitchen/dining room, WC/cloaks, first floor landing, three good sized first floor bedrooms and a three piece house bathroom.

To the outside is a gravelled front driveway providing plenty of off street parking and the potential for electric car charging, gated side access with garage and rear landscaped garden with lawn and patio. An accompanied viewing is highly recommended.



### Entrance Hallway

### Lounge

13'2" x 12' (4.01m x 3.66m)

### Kitchen/Dining Room

16'7" x 12'10" (5.05m x 3.91m)

### Downstairs Cloakroom

### First Floor Landing

### Bedroom 1

12' x 10' (3.66m x 3.05m)

### Bedroom 2

12'10" x 8'4" (3.91m x 2.54m)

### Bedroom 3

9'8" x 8'3" (2.95m x 2.51m)

### Family Bathroom

### Garage



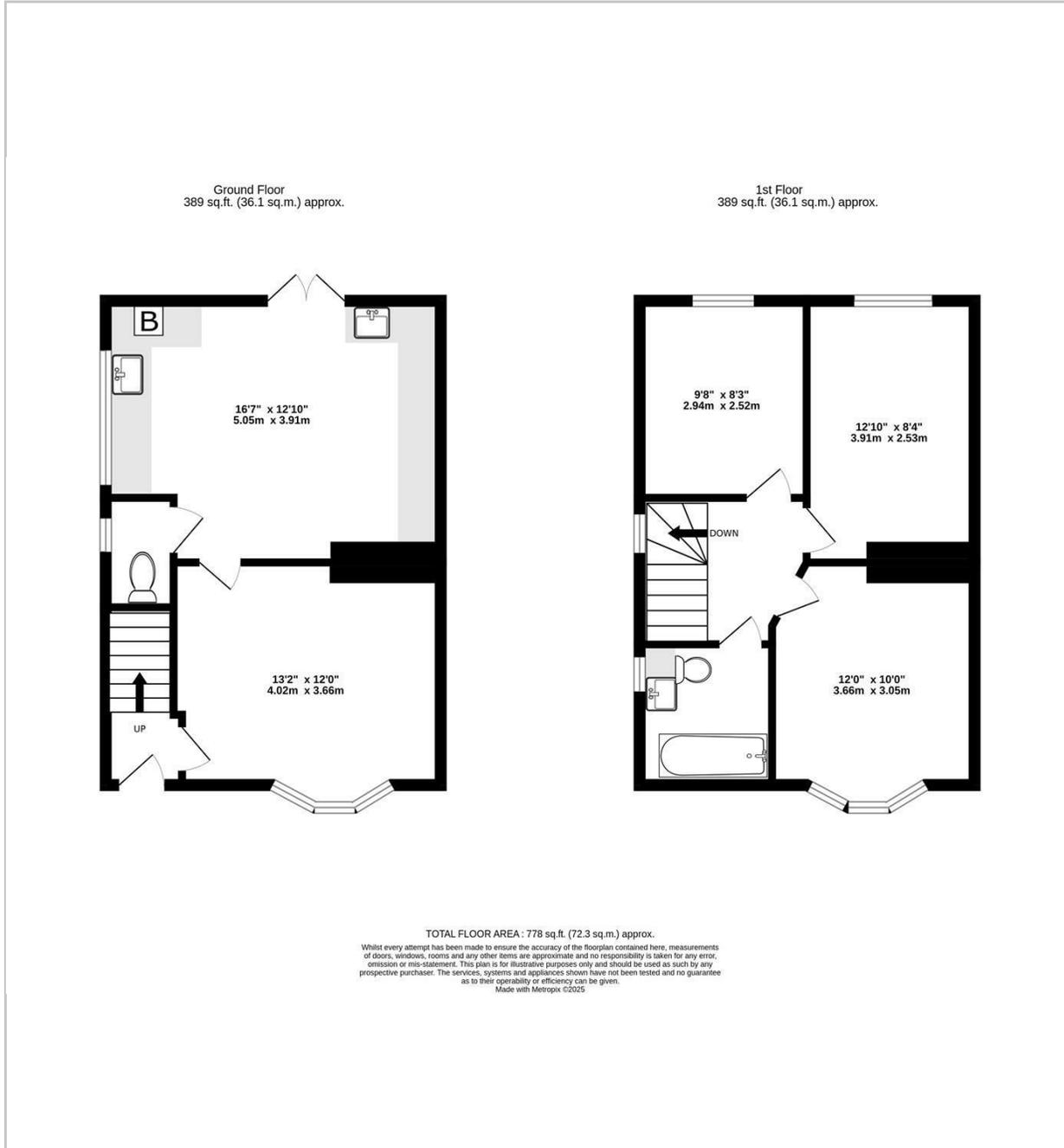


### Agents Notes

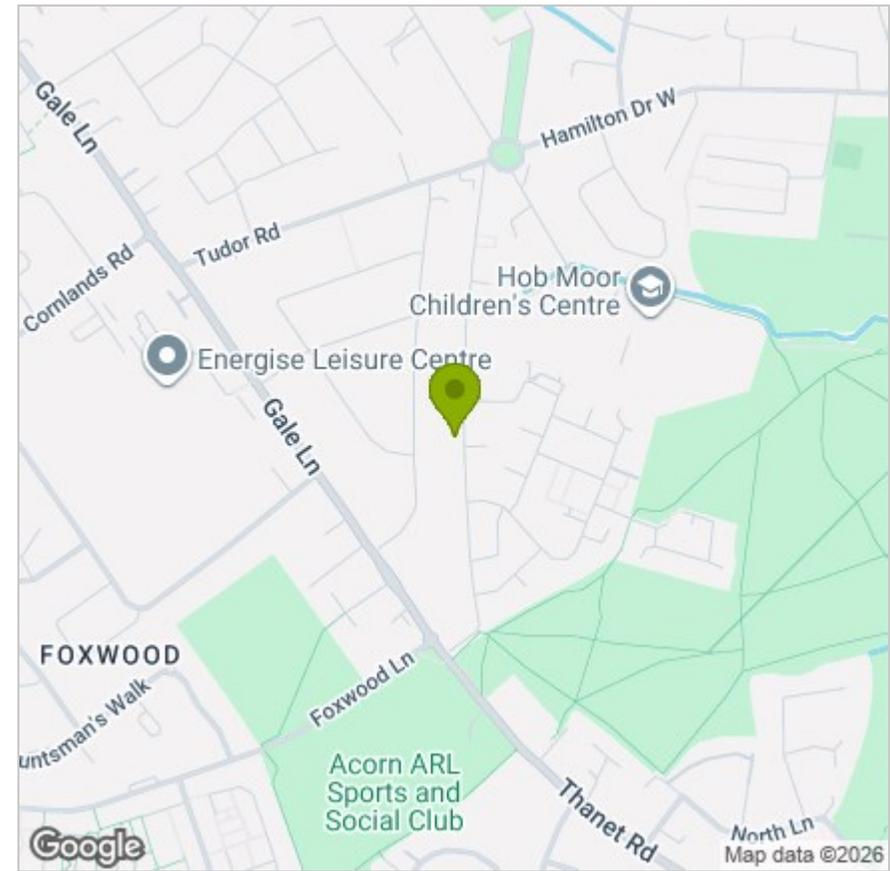
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



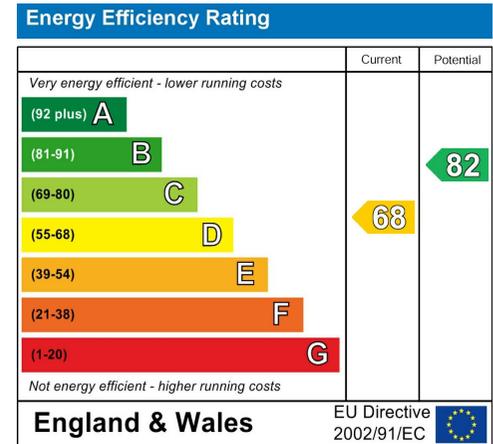
# FLOOR PLAN



# LOCATION



## EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.