



19 Kentmere Drive
York, YO30 5SY
Offers Over £270,000

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A 3 BEDROOM SEMI DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC POSITION WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS AND SCHOOLS AND WITH EASY ACCESS IN TO YORK CITY CENTRE. The property is in good decorative order throughout benefitting from gas central heating and double glazing and comprises entrance hall, large living room, good sized fitted kitchen, inner hall, 3 good sized bedrooms, shower room/w.c. Front garden with driveway to a single garage. Enclosed lawned rear garden. NO ONWARD CHAIN!

Entrance Hall

Living Room

18'6" x 12'1" (5.64m x 3.68m)

Kitchen

12'2" x 9' (3.71m x 2.74m)

Store

Bedroom 1

13'1" x 10' (3.99m x 3.05m)

Bedroom 2

11'1" x 9'8" (3.38m x 2.95m)

Bedroom 3

9' x 7'8" (2.74m x 2.34m)

Bathroom

Single Garage

Loft space

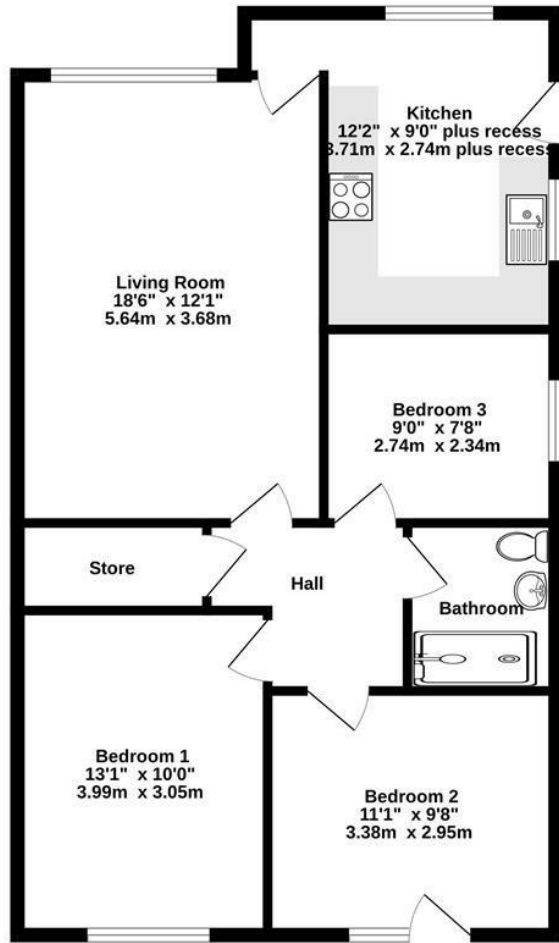
To note: there is a large loft space with potential to convert to living space - subject to planning permission





FLOOR PLAN

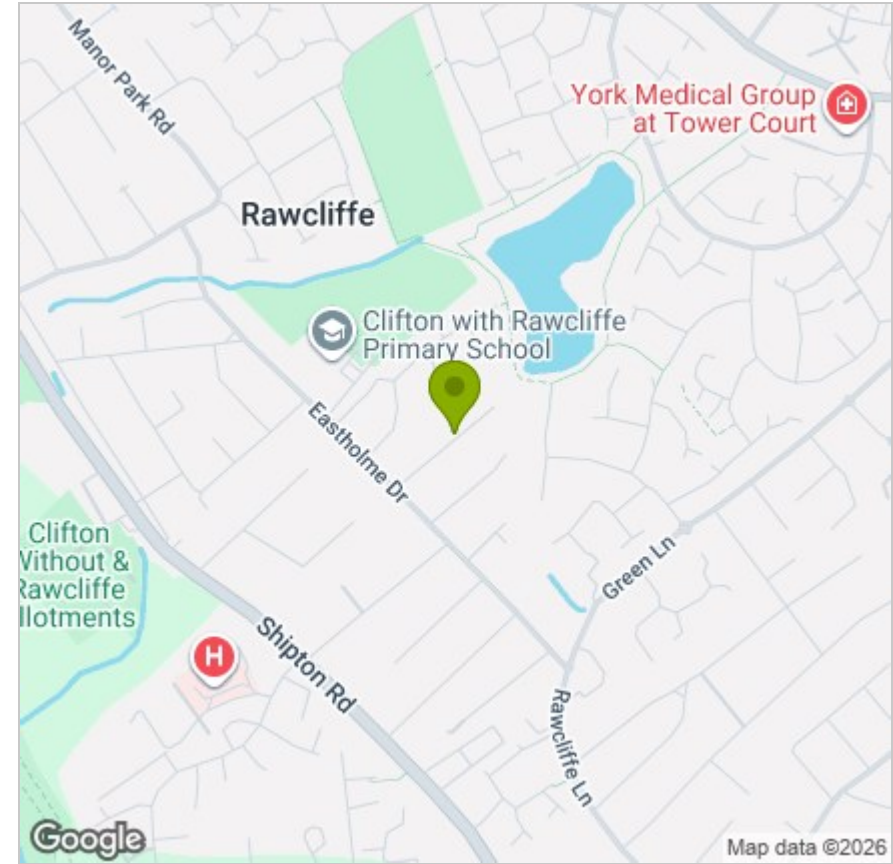
Ground Floor
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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