Kettlestring Lane, York, YO30 4XF

- One Bedroom Ground Floor Apartment
- Private Parking
- Excellent Access To Clifton Moor Retail Park
- Private Enclosed Garden
- Spacious Open Plan Kitchen/Living Room
- Council Tax Band A

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HERE TO GET *you* THERE

£165,000

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DESCRIPTION

A well-proportioned one bedroom ground floor apartment offering modern, easy-to-manage accommodation, together with the added benefits of a private garden and private parking. Situated on Kettlestring Lane, the property is ideally placed for the extensive range of shops, restaurants and amenities at Clifton Moor Retail Park, making it a convenient home for first-time buyers, investors and those seeking low-maintenance living.

The accommodation centres around a spacious open-plan kitchen and living room, providing ample space for both seating and dining areas. The kitchen features contemporary units, generous work surfaces and integrated cooking appliances, creating a practical and sociable everyday living space.

There is a good-sized double bedroom, along with a modern shower room fitted with a white suite and walk-in shower enclosure.

Externally, the apartment benefits from its own enclosed private garden, offering useful outdoor space for seating and entertaining. Private parking adds further convenience.

With its ground floor position, generous open-plan layout and excellent access to Clifton Moor and the surrounding road network, this well-located apartment represents an ideal first-time purchase, investment opportunity or low-maintenance home.

Total floor area 46.0 m² (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

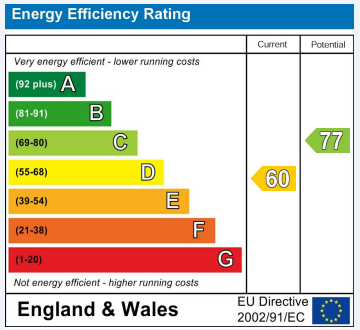
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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