



7 Bromley Street  
York YO26 4YQ



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**£195,000**

Offered with no forward chain, in the very popular and upcoming area of Leeman Road.

Bromley Street has been rental property for many years, so whether you are looking for an investment property or a home to live in this house has the potential for both.

The location is handy for York station and easy access into the city centre. There is a good bus route into the City and Acomb. Acomb has great cafe's, bars and restaurants, with local shops, doctors and dentist to name a few!

Call now to book a viewing.

EPC Rating D  
Council Tax Band A

**Entrance**

UPVC door gives access into the lounge.

**Lounge**

**12'6 x 10'1 (3.81m x 3.07m)**

With UPVC window. Feature fireplace. Opening to dining room. Radiator.

**Dining Room**

**8'10 x 8'8 (2.69m x 2.64m)**

With stairs to the first floor accommodation. Door to under stairs cupboard. Radiator. UPVC window. Door into the kitchen.

**Kitchen**

**9'9 x 6'1 (2.97m x 1.85m)**

Fitted with both high and low-level units. UPVC window. Sink unit. Plumbing for washing machine. Gas hob unit with oven beneath and cooker hood over. Boiler (fitted 2024) Access to the rear lobby. Boiler.





### Rear Lobby

With UPVC door to the rear courtyard. Door to bathroom.

### Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC and sink. UPVC opaque window.

### Landing

With access to both bedrooms.

### Bedroom One

With UPVC window. Radiator. Built in storage.

### Bedroom Two

With UPVC window. Radiator. Built in storage.

### Outside

To the rear of the property is a walled courtyard with gated access.

### Material Information

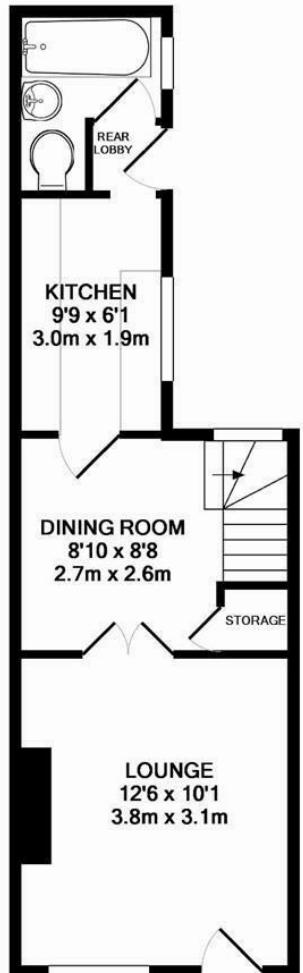
This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is A. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

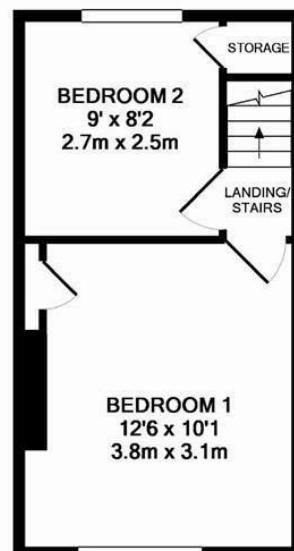
The property has gas central heating. Boiler fitted 2024.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

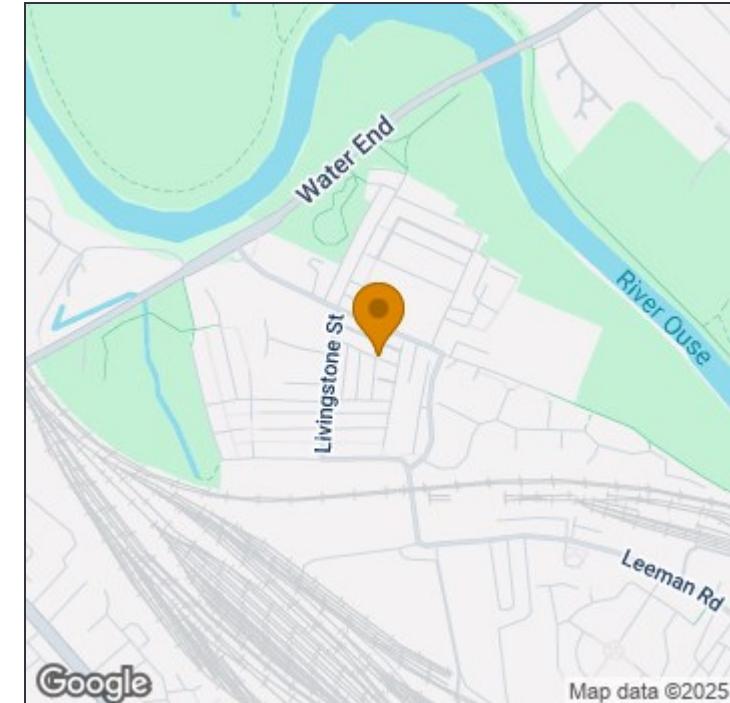


GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)  
Made with Metropix ©2012



1ST FLOOR  
APPROX. FLOOR  
AREA 239 SQ.FT.  
(22.2 SQ.M.)



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