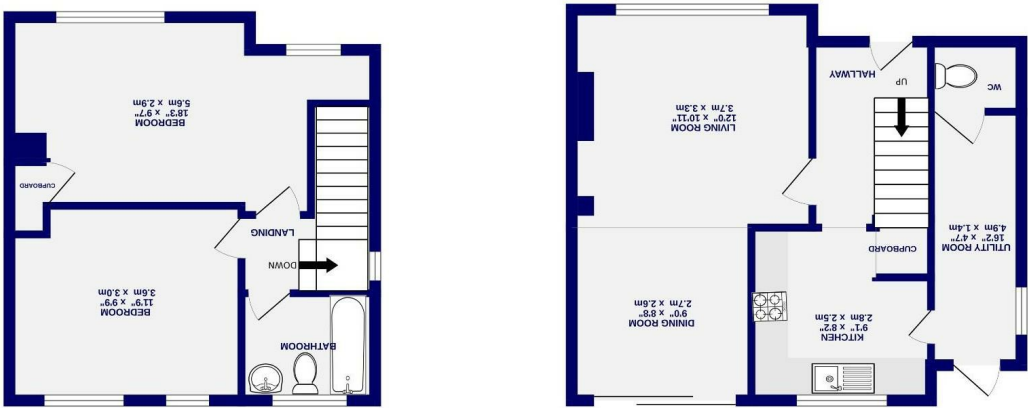




Bramham Grove Acomb, York YO26 5BJ

Freehold
Council Tax Band - A

- Semi Detached House
- Two Double Bedrooms
- Driveway Parking
- South Facing Garden
- No Onward Chain
- Modern Kitchen & Bathroom
- EPC C



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other rooms are approximate. It is advised to take the measurements on foot and not rely on the floor plan for floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The vendor, its agents, systems and appliances shown have not been visited and no guarantee as to their operation. Measurements are given in feet and inches and rounded up to the nearest inch.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Bramham Grove

Acomb, York

YO26 5BJ

Offers Over £240,000

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Offered with no onward chain, this beautifully presented two-bedroom semi-detached home has been recently modernised throughout and is ideal for first-time buyers or those looking for a low-maintenance property in a popular residential location.

Set within easy reach of local amenities and well placed for access to the York outer ring road, the property offers well-proportioned accommodation and a generous rear garden. The internal layout includes a welcoming entrance hall leading to an open-plan living and dining room filled with natural light. The stylish kitchen has been newly fitted with modern units and offers an adjoining pantry and utility space with a new fiberglass roof along with a new boiler that has been recently fitted. To the end of the utility room the property also benefits from a downstairs W/C

To the first floor are two generous double bedrooms and a contemporary three-piece bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, there is a driveway providing off-street parking to the front, and to the rear, a good-sized enclosed garden perfect for outdoor entertaining and family use.

A superb opportunity to acquire a well presented home in a convenient location early viewing is highly recommended.

Council Tax Band A.

