



Branton Place
Chapelfields, York
YO26 5BQ

£240,000



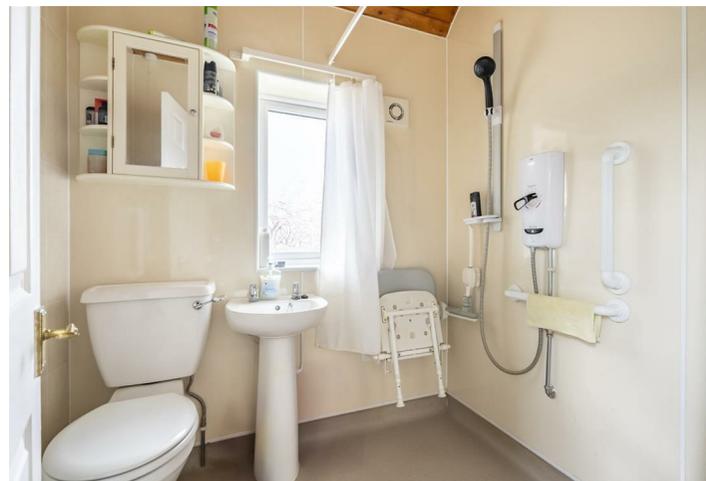
Located in the highly sought-after residential area of Acomb, to the west of York, this well-maintained semi-detached home offers spacious accommodation and an excellent opportunity for first-time buyers or those looking to create a long-term family home. Occupying a generous plot with clear potential for further updating or extension, subject to the necessary planning permissions, the property has been lovingly cared for by the same family for several decades and is now offered to the market with no onward chain.

Internally, the property opens into a welcoming entrance hall which leads through to a bright and spacious reception room. Enjoying windows to two aspects, this room is filled with natural light and offers plenty of space for a variety of furniture arrangements. To the rear of the property is the fitted kitchen, which benefits from a side extension and therefore offers a larger-than-average layout, providing ample wall and base units along with generous worktop space.

To the first floor are two well-proportioned double bedrooms, both offering comfortable space for bedroom furniture, along with a three-piece shower room.

Externally, the property features a low-maintenance front garden which could easily be adapted to create off-street parking if desired. To the rear is a larger-than-average garden that has been thoughtfully landscaped to include a number of lawned and seating areas, offering excellent space for outdoor enjoyment. The garden also includes several outbuildings that could be removed or potentially repurposed for alternative uses, subject to the relevant permissions.

Situated within a quiet residential cul-de-sac and offered with no onward chain, this property is sure to attract strong interest. Early viewing is highly recommended to appreciate the space and potential on offer.





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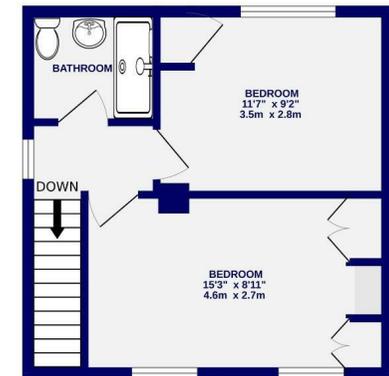
Freehold
Council Tax Band - A

- Semi Detached Home
- Two Bedrooms
- First Floor Shower Room
- Substantial Plot
- Wonderful Potential (STPP)
- Popular Residential Area
- No Onward Chain
- EPC TBC

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed etc will form part of the overall floor area 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.
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