



Burnholme Grove
Burnholme, York
YO31 0LN

£280,000



This two bedroom semi detached home is set within a popular residential area to the east of York, well placed for local amenities, schooling and access to the city centre. Offered with vacant possession and no onward chain, it presents an excellent opportunity for a buyer to modernise and make the most of the generous plot.

This property offers clear scope for extension to the side and rear, subject to the necessary permissions. The accommodation comprises a front entrance hallway with bay window and a spacious rear dining kitchen, recently updated with a new combi boiler. To the first floor are two bedrooms and a family bathroom.

Externally the property features a front garden, driveway and garage to the side, while the rear enjoys a south west facing lawned garden offering plenty of natural light throughout the day.

A superb opportunity for those seeking a project or future potential in a well regarded location. Early viewing is recommended.





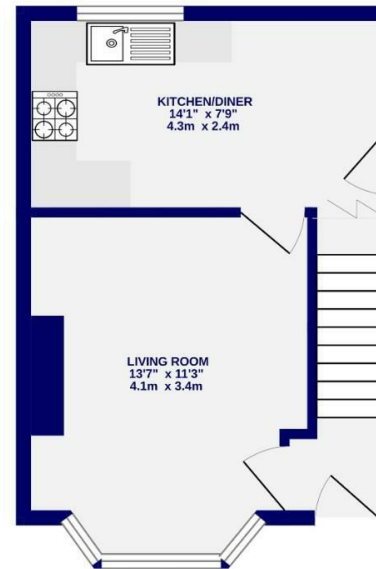
Burnholme Grove

Burnholme, York

YO31 0LN

Freehold
Council Tax Band - B

- Semi Detached House
- Two Bedrooms
- Newly Fitted Boiler
- Large South West Facing Plot
- Driveway and Garage
- In Need Of Some Modernisation
- EPC D



TOTAL FLOOR AREA: 576 sq.ft. (53.5 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/store 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.
Made with Metropix ©2025

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.