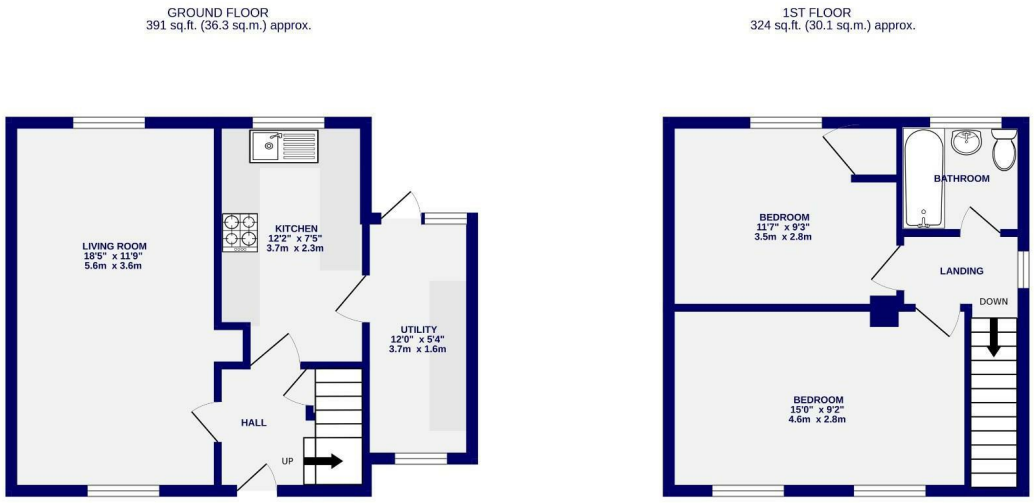


Branton Place
Acomb, York
YO26 5BQ

Freehold
Council Tax Band - A

- Semi Detached Property
- Two Generous Double Bedrooms
- Spacious Living And Dining Room
- Separate Kitchen And Utility Area
- Generous Plot
- Large Rear Gardens
- Substantial Driveway
- EPC TBC



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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/stores 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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Branton Place

Acomb, York

YO26 5BQ

£250,000

2 1

Conveniently positioned to the west of York, the property is well placed for access to a range of local shops, schools and everyday amenities, with further facilities available in nearby Acomb. York city centre is also within easy reach, while the nearby outer ring road provides convenient connections to the wider road network.

Occupying a particularly generous plot, this two bedroom property offers spacious accommodation and considerable potential for buyers looking to put their own stamp on a home. The property is approached via a substantial driveway and lawned front garden, with a sizeable rear garden incorporating both lawn and patio areas.

Internally, an entrance hall leads through to a generous dual aspect living and dining room, enjoying plenty of natural light. Modern wood effect flooring continues through the space. The separate kitchen is fitted with cream units and complementary brick effect tiling, with a useful adjoining utility area providing additional practicality and access to the rear garden.

To the first floor are two generous double bedrooms, both presented in soft neutral tones and enjoying plenty of natural light. The accommodation is completed by a modern three piece bathroom, which is well presented and in good condition, comprising a white suite, tiled walls and a shower over the bath.

Offering generous accommodation and a particularly sizeable plot, this property presents an excellent opportunity for buyers seeking a home with scope to modernise and personalise.

















