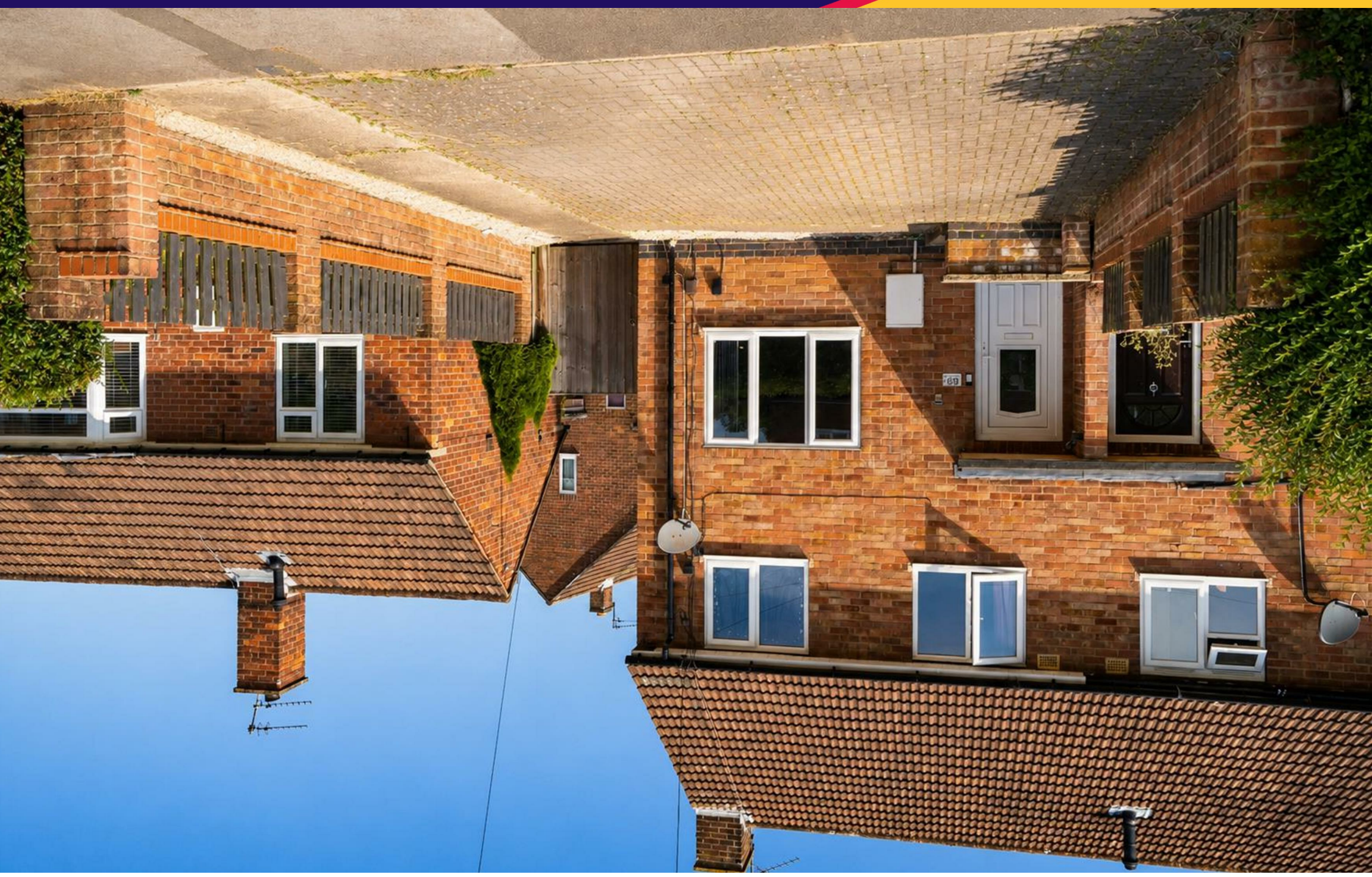
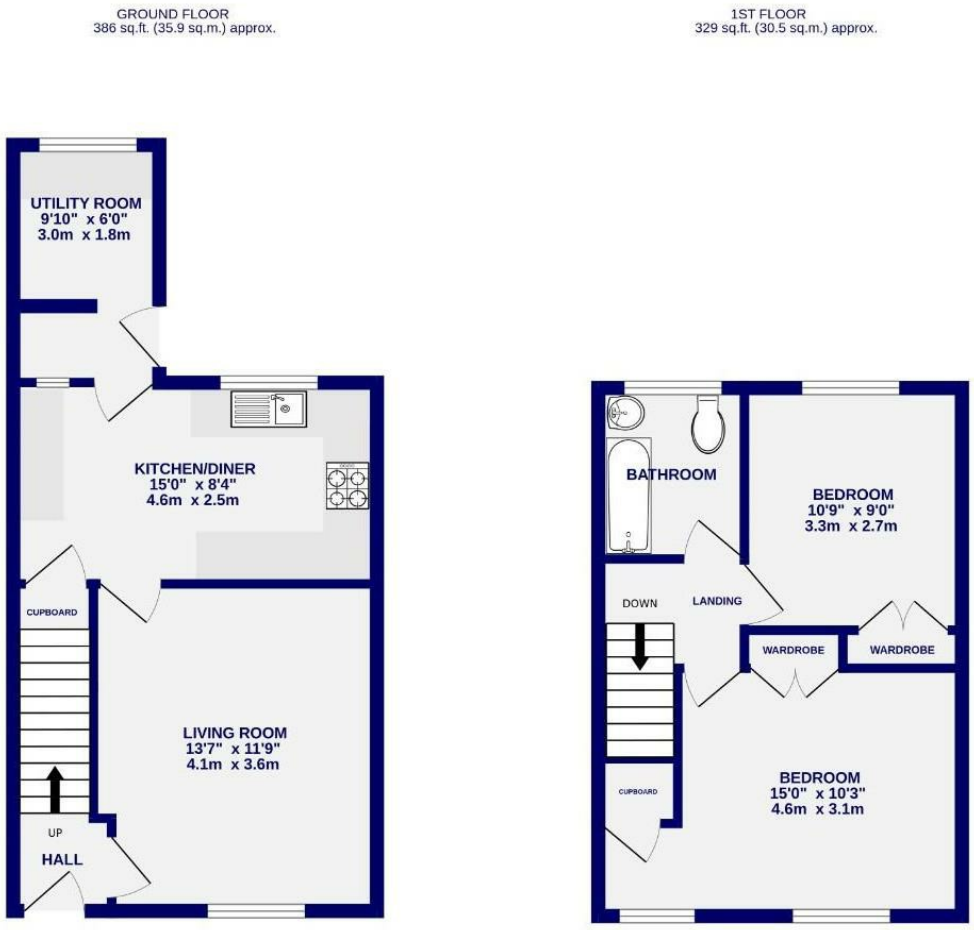


Bramham Road
Acomb, York
YO26 5AR

Freehold
Council Tax Band - A

- Comfortable Modern Living With Excellent Outdoor Space
- Immacualte Kitchen With Breakfast Bar
- West Facing Rear Garden
- Period End Terrace With Two Double Bedrooms
- Convenient Utilty Room
- Driveway Parking
- EPC D



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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Bramham Road

Acomb, York

YO26 5AR

£220,000

2 1

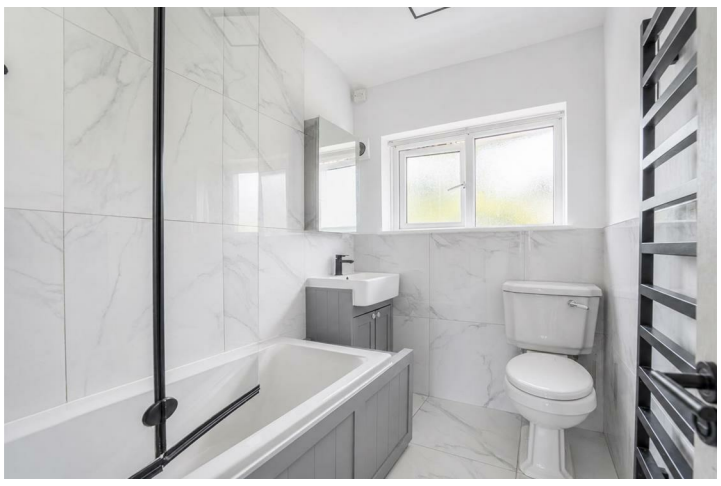
Situated in a popular and family friendly location, this well presented two bedroom end of terrace home offers comfortable modern living with excellent outdoor space and off street parking. Just a short walk from the local shops and well placed for everyday amenities, the property will appeal to first time buyers, downsizers and investors alike.

A private driveway to the front provides parking , with a side gate giving convenient access through to the rear garden. A welcoming hallway leads into a bright and spacious living room, flooded with natural light from the front elevation and finished in neutral tones, creating a comfortable and inviting space to relax.

To the rear of the house sits a modern fitted kitchen with grey units and white worktops, benefitting from a useful breakfast bar for casual dining and under stairs storage. To the rear a practical utility area with plumbing for appliances and ample additional storage.

The first floor offers two generous double bedrooms, both benefiting from built in storage.The contemporary bathroom is finished with fully tiled walls and includes a bath with overhead shower, vanity unit and WC.

Outside, the fully enclosed rear garden offers a safe and private space for children and pets. Designed for low maintenance, it features artificial lawn, a decked seating area ideal for entertaining, and the benefit of both a brick built and wooden shed for storage.

A move in ready home in a sought after location, early viewing is highly recommended.

Council Tax Band A