





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.









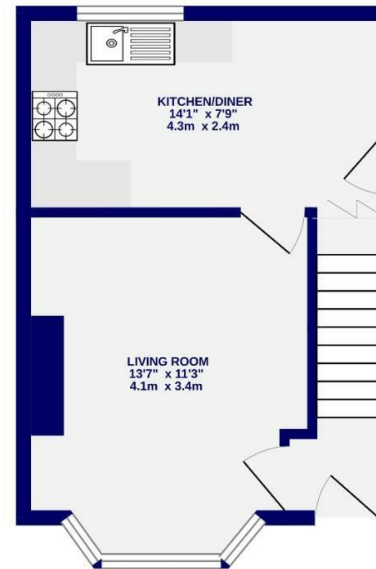
# Burnholme Grove

## 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.  
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