



## Bransholme Drive, York, YO30 4XN

- NO ONWARD CHAIN
- QUIET RESEDENTIAL AREA
- DRIVEWAY
- PRIVATE SOUTH FACING GARDEN
- POTENTIAL FOR REAR EXTENTION (STPP)
- TWO DOUBLE BEDROOMS

**£265,000**



# Bransholme Drive, York, YO30 4XN

## DESCRIPTION

A well maintained, two bedroom, semi detached home in the popular Clifton Moor area of York.

Upon entering the property you have an entrance porch which leads through to the spacious living room which is filled with natural light from the window to the front elevation, there is also useful under stairs storage.

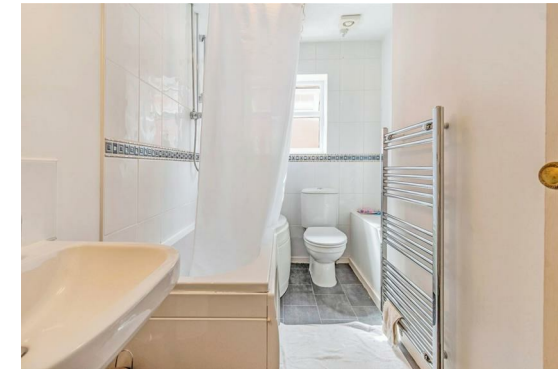
To the rear of the ground floor you have the fitted kitchen with a range of base and wall units, space and plumbing for free standing white goods, the gas boiler and an external door to the rear garden.

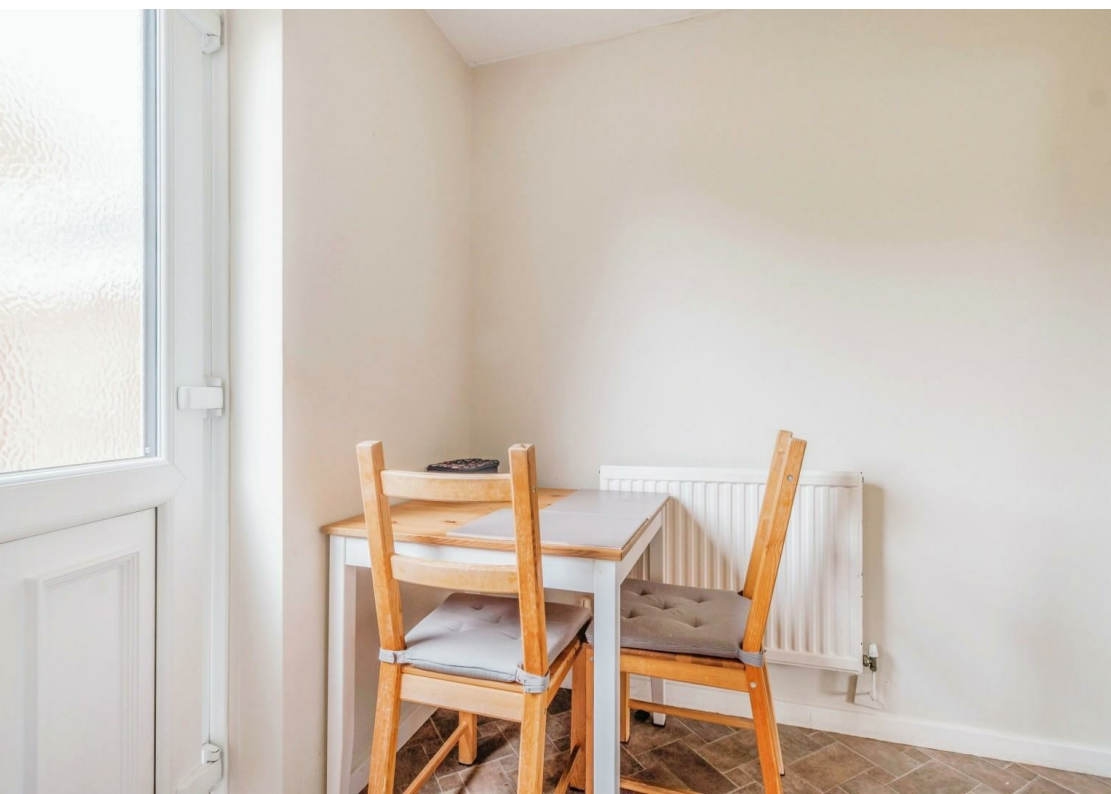
To the first floor you have two bedrooms and the family bathroom which has sink, W.C, bath with shower over and heated towel rail.

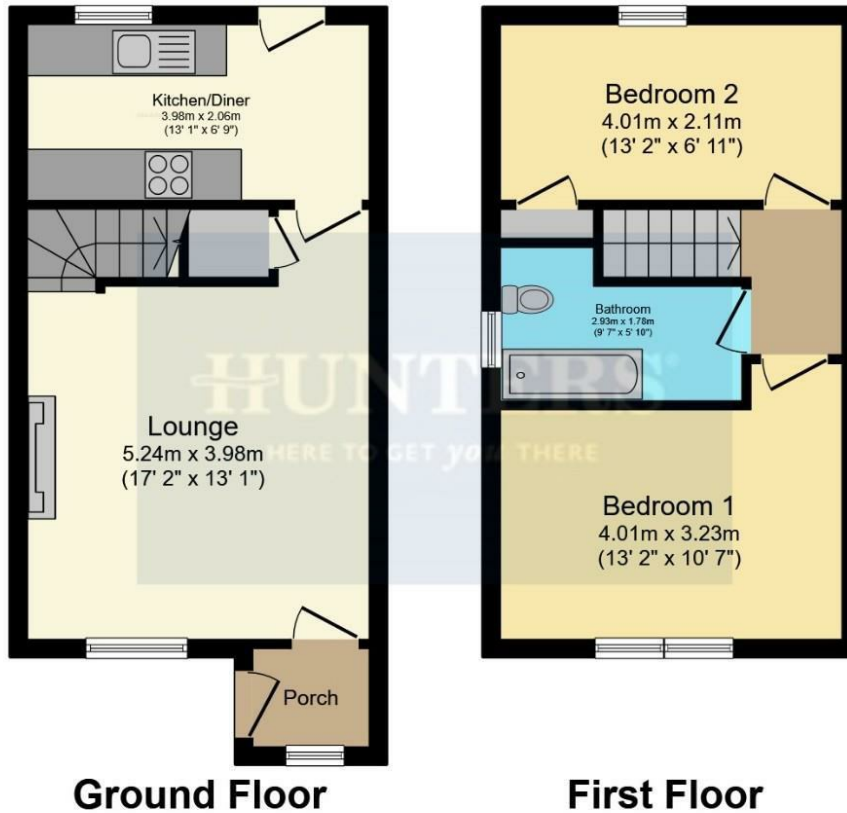
Externally you have a lawned front garden with driveway providing off street parking. To the rear you have an enclosed rear South facing garden, mainly laid to lawn with a concrete seating area as well as timber shed.

Bransholme Drive is a popular residential street benefiting from excellent access to the wealth of amenities as Clifton Moor retail park, access to the ring road and a regular bus service to the city centre.

Offered for sale with no onward chain, viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 59.1 m<sup>2</sup> (636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

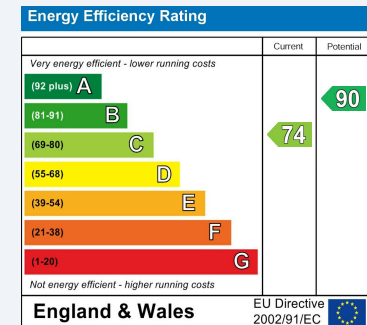
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

