



## Broughton Way, York £230,000

A good sized semi-detached home in need of a course of modernisation throughout. Positioned within this popular development, the property offers quick and easy access to local amenities, York City Centre and the outer ring road and is crucially offered for sale with vacant possession and no forward chain.





A uPVC door leads into the entrance porch and through into the sitting room which is of a generous size and has a electric fireplace with marble hearth and timber surround acting as the focal point of the room.



The kitchen has a combination of base and wall storage units with laminate preparation surfaces incorporating a 1 1/2 ceramic sink with drying area. There is an integrated Bosch oven and 4 ring electric hob as well as space for a fridge and washing machine. The kitchen also benefits from a convenient downstairs storage cupboard.

Through the kitchen is the conservatory which has double doors leading out to the rear garden.

To the first are two well-proportioned double bedrooms with bedroom 1 having fitted storage wardrobes.

The shower room is fully tiled and has a corner shower cubicle, wash hand basin with mixer tap, low flush WC and heated towel rail.



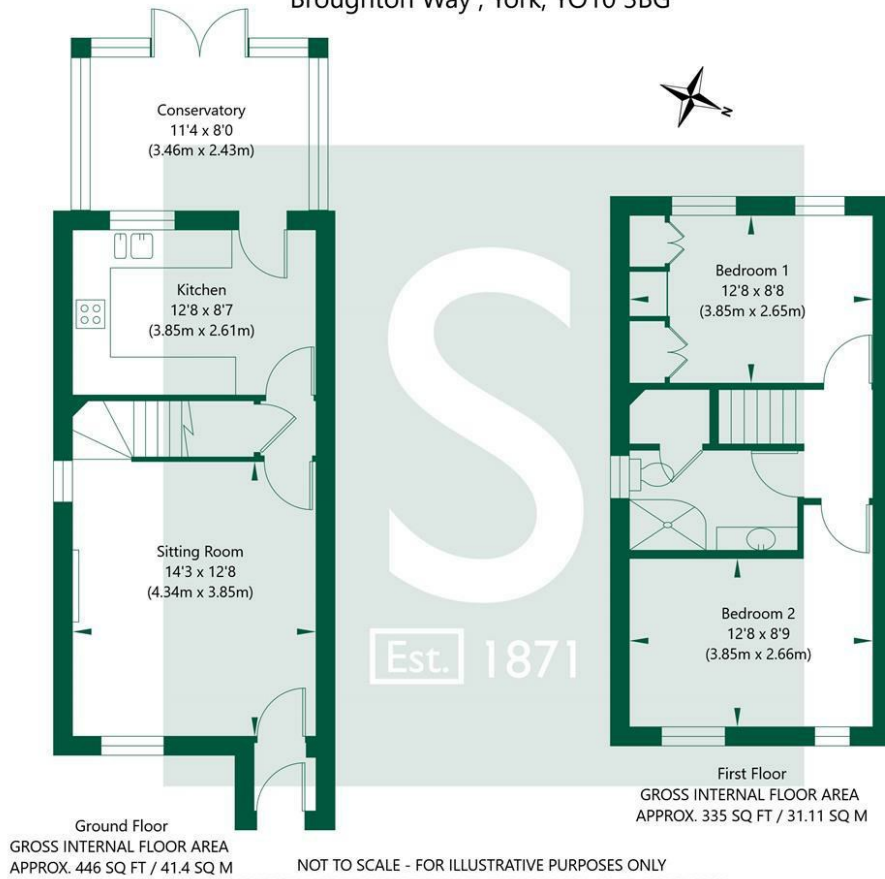
To the outside the property has a low maintenance, west facing rear garden with a flagged patio area and artificial grass as well as having a timber storage shed.

To the front of the property is ample off street parking, a further low maintenance garden and additional storage cupboard.

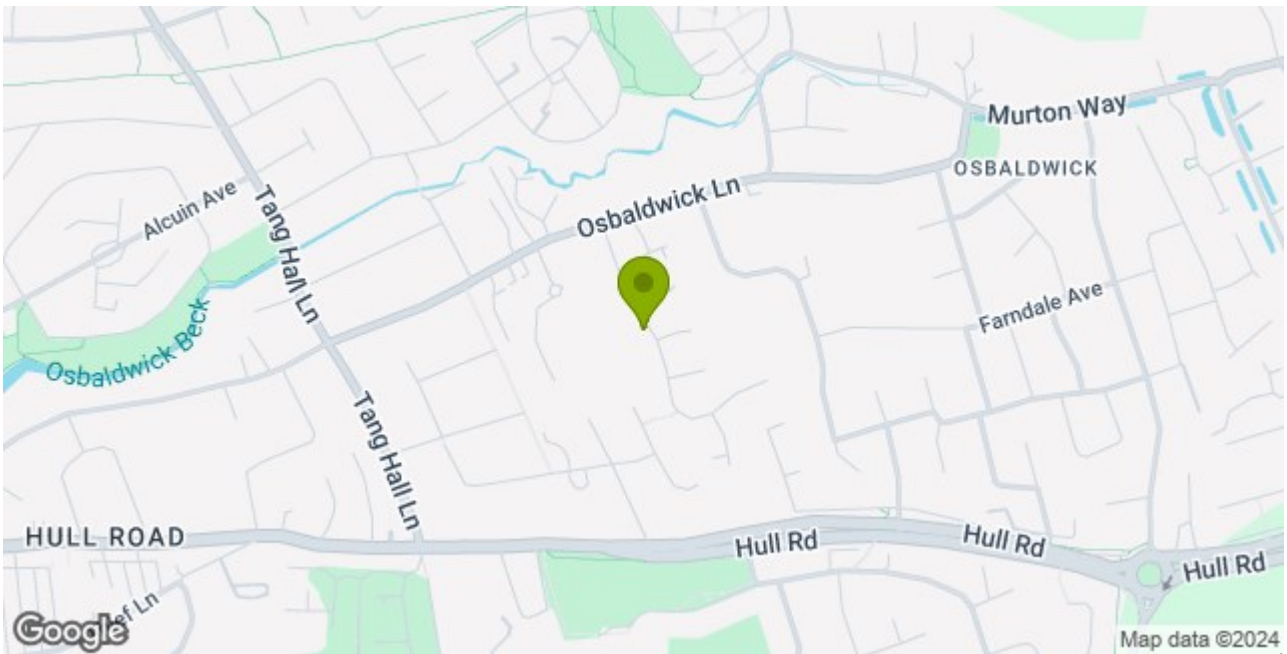
The property is available for sale with no forward chain and it is therefore as agents that we strongly recommend an internal inspection.



Broughton Way , York, YO10 3BG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 781 SQ FT / 72.51 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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