



Bransholme Drive, York £350,000

A beautiful, extensively modernised family home set in the heart of Clifton Moor. With a superb range of amenities on your doorstep and only a short drive from York City Centre, the property makes for a perfect home for professionals and families alike and is offered for sale with no forward chain.



The property is entered into a welcoming porch and entrance hallway with access to a downstairs WC, having pedestal hand wash basin and low flush WC. A spacious, yet cosy living room sits to the front of the home and has a large window to the front, allowing for an abundance of natural light flow into the room. The principal reception room flows through to the open plan kitchen dining room, with stylish Herringbone flooring.



The kitchen itself comprises a range of grey shaker-style fitted wall and base units, with Quartz worksurfaces and integrated appliances such as Belfast sink with mixer tap over, extractor hood, dishwasher, as well as space and plumbing for a Range-style cooker and free-standing fridge freezer. With ample space for a dining area, this is a lovely space to enjoy hosting family and friends. The dining area opens into a versatile, well-designed conservatory, which is flooded with natural light and looks out to the manicured rear garden.

Completing the ground floor accommodation is a convenient utility room, which is very generous in size and comprises wall and base fitted units to match those in the kitchen. Having a sink with mixer tap over and space and plumbing for additional appliances, there is direct access to both the attached garage and the rear garden.



To the first floor are three good sized bedrooms, a family bathroom, and a storage cupboard on the landing. The master bedroom sits to the rear of the home and presents a spacious double room overlooking the rear garden and with the benefit of having fitted wardrobes. Two further good-sized bedrooms sit to the front elevation of the property, one of which enjoys fitted wardrobes, with ample storage.

A stylish family bathroom services the accommodation and comprises a panel bath with shower over, low flush WC, heated towel rail and vanity unit with hand wash basin.



Externally, the property sits on a quiet residential street in Clifton Moor and has a lawn to the front, next to the tarmac drive leading to the property's attached single garage. To the rear, the property has a beautifully landscaped garden, which has stone flagged patio areas, lawn and raised beds which are well-stocked with vibrant flowers and plants.

Bransholme Drive offers a peaceful residential setting, perfect for families and professionals alike. Nestled within a well-established neighbourhood near to Clifton Moor, the area boasts a friendly community atmosphere and easy access to local amenities, schools, and green spaces. With excellent access to York city centre and surrounding areas, there is also a great range of public transport available.

Offering stylish, modern living with ample off street parking and peaceful outdoor space, the property is sure to be popular amongst a range of buyers and is offered for sale with no forward chain.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: C - 71

Council Tax: D - City of York

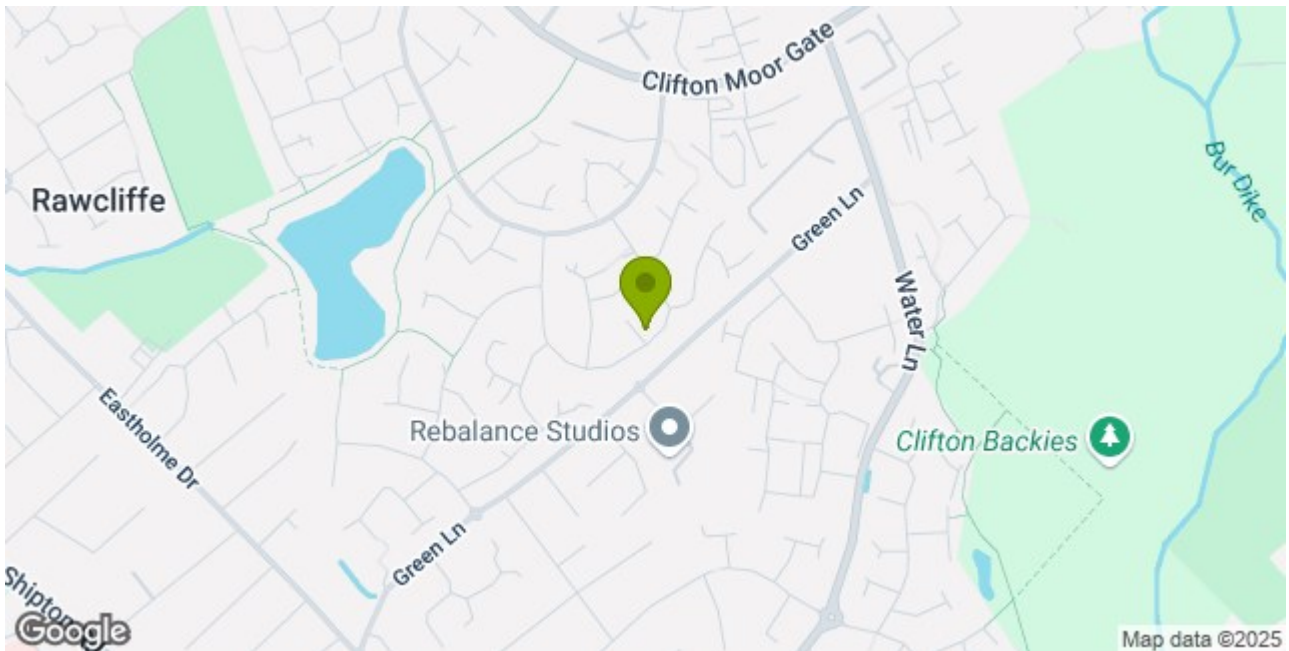
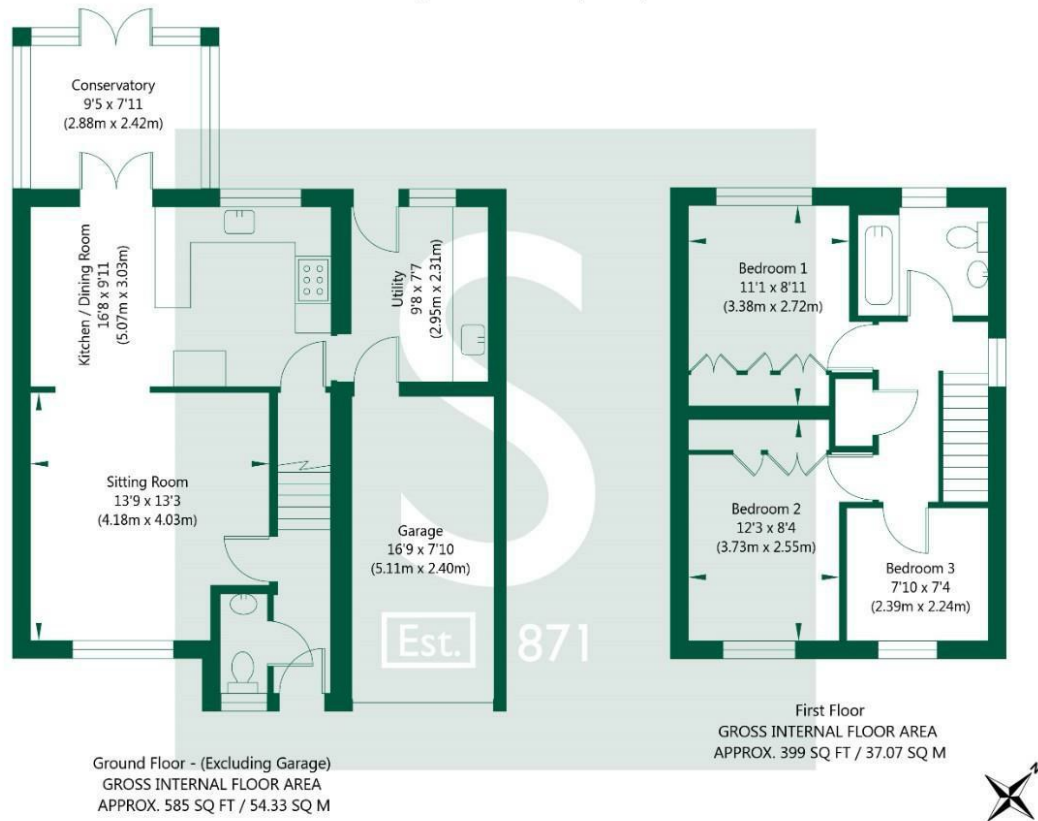
Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Bransholme Drive, Clifton Moor, York, YO30 4XN



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

