



7 Bromley Street
York YO26 4YQ

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£195,000

Offered with no forward chain, in the very popular and upcoming area of Leeman Road.

Bromley Street has been rental property for many years, so whether you are looking for an investment property or a home to live in this house has the potential for both.

The location is handy for York station and easy access into the city centre. There is a good bus route into the City and Acomb. Acomb has great cafe's, bars and restaurants, with local shops, doctors and dentist to name a few!

Call now to book a viewing.

EPC Rating D
Council Tax Band A

Entrance

UPVC door gives access into the lounge.

Lounge

12'6 x 10'1 (3.81m x 3.07m)

With UPVC window. Feature fireplace. Opening to dining room. Radiator.

Dining Room

8'10 x 8'8 (2.69m x 2.64m)

With stairs to the first floor accommodation. Door to under stairs cupboard. Radiator. UPVC window. Door into the kitchen.

Kitchen

9'9 x 6'1 (2.97m x 1.85m)

Fitted with both high and low-level units. UPVC window. Sink unit. Plumbing for washing machine. Gas hob unit with oven beneath and cooker hood over. Boiler (fitted 2024) Access to the rear lobby. Boiler.





Rear Lobby

With UPVC door to the rear courtyard.
Door to bathroom.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC and sink. UPVC opaque window.

Landing

With access to both bedrooms.

Bedroom One

With UPVC window. Radiator. Built in storage.

Bedroom Two

With UPVC window. Radiator. Built in storage.

Outside

To the rear of the property is a walled courtyard with gated access.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

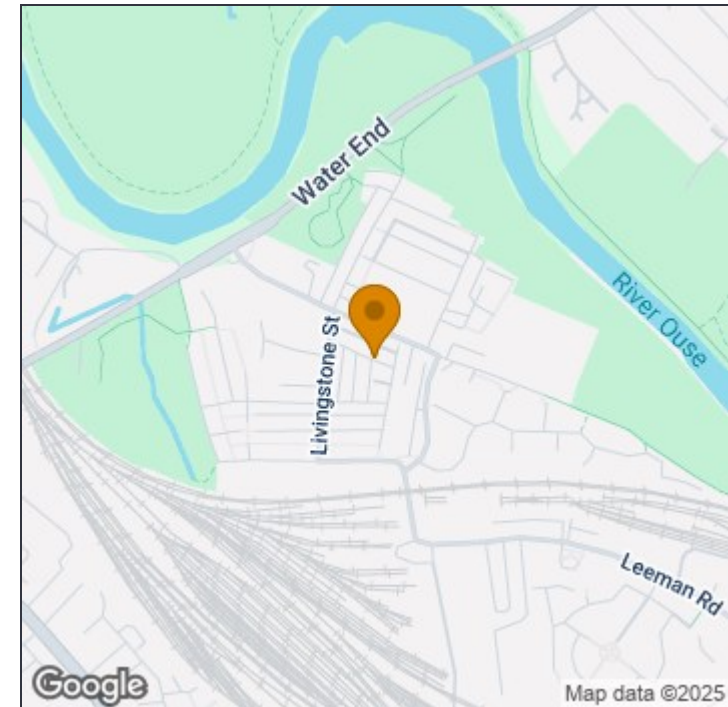
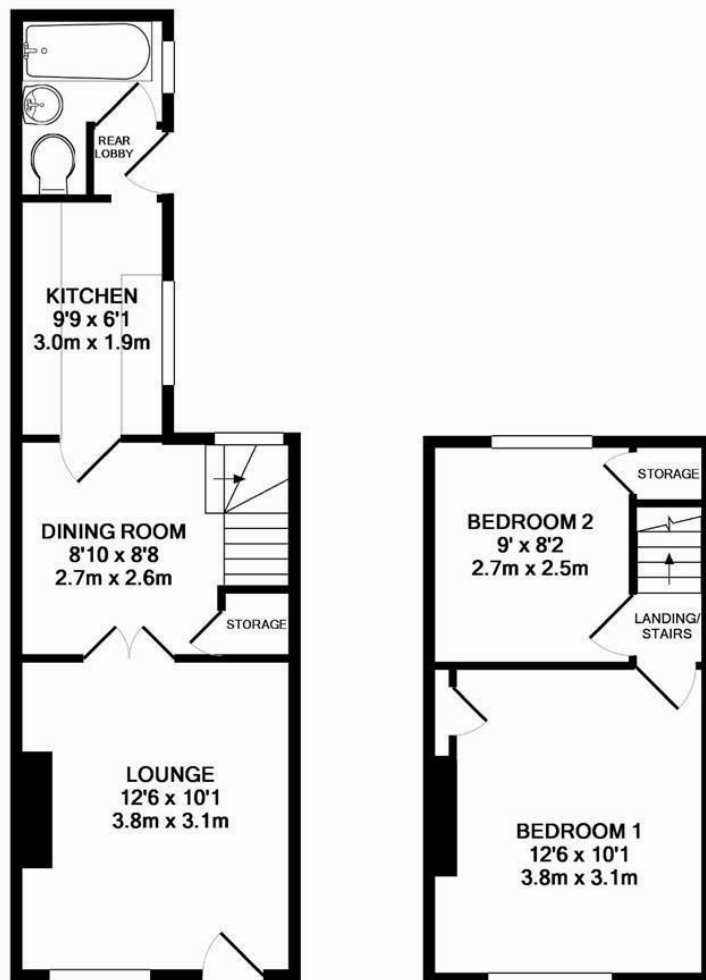
Council Tax Band of the property is A. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has gas central heating.
Boiler fitted 2024.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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