



17 Browney Croft
York YO10 4BX

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**Offers In Excess Of
£280 000**

With River views, this lovely townhouse is sure to be popular with private buyers and investors alike. The property is positioned within a quiet cul-de-sac and provides off street parking which is a huge bonus being so close to the city! There is a rear enclosed garden which looks out onto the River Foss.

The accommodation is offered over two floors and comprises; Lounge, kitchen/diner, two double bedrooms and first floor bathroom.

A property not to be missed, offered with no forward chain! Call now for a viewing!

EPC Rating D
Council Tax Band C

Lounge

Timber window. Timber Door. Radiator. Gas fire with surround and hearth. Under stairs cupboard. Stairs leading to the first floor.

Kitchen/Diner

Fitted with wall and base units and coordinating worktops. Sink and drainer. Space and plumbing for washing machine. Space for under counter fridge. Oven with electric hob and extractor hood over. Timber window. Part glazed timber door. Boiler. Space for dining table and chairs.

Stairs to first floor

First floor landing

Loft hatch. Doors to further rooms.

Bedroom One

Timber window. Radiator.

Bedroom Two

Two timber windows. Radiator. Cupboard with water tank.





Bathroom

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator.

Outside

To the front of the property is a paved driveway, offering off street parking for one car.

To the rear of the property is an enclosed garden which is mainly laid to lawn with low planting borders. There is a small patio area and not forgetting the views of the River Foss.

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 C. 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 a heat only Baxi boiler and a water tank which is located in bedroom two this setup supplies the heating and hot water.

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

Leasehold Information

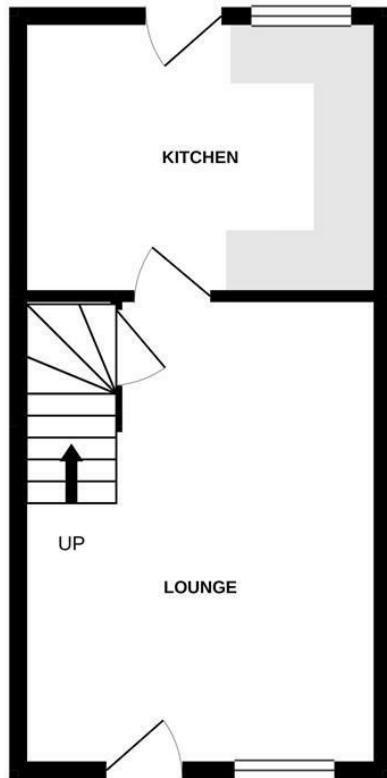
We are advised that the property is leasehold, details below.

- * The 999 year lease commenced in 1987.
- * There is no ground rent.
- * The service charge for this year (2024) is £446 which is paid per annum.

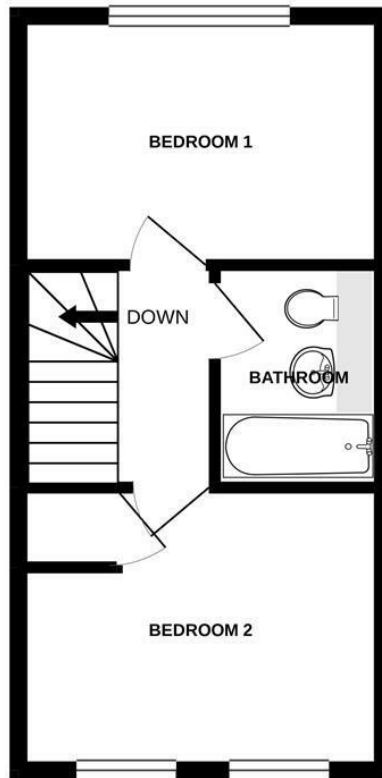
This information would need to be verified by your solicitor. A copy of the lease is available upon request.

We have also been advised of the following;
No commercial vehicles, vans or mini buses are to be parked on the site.

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.

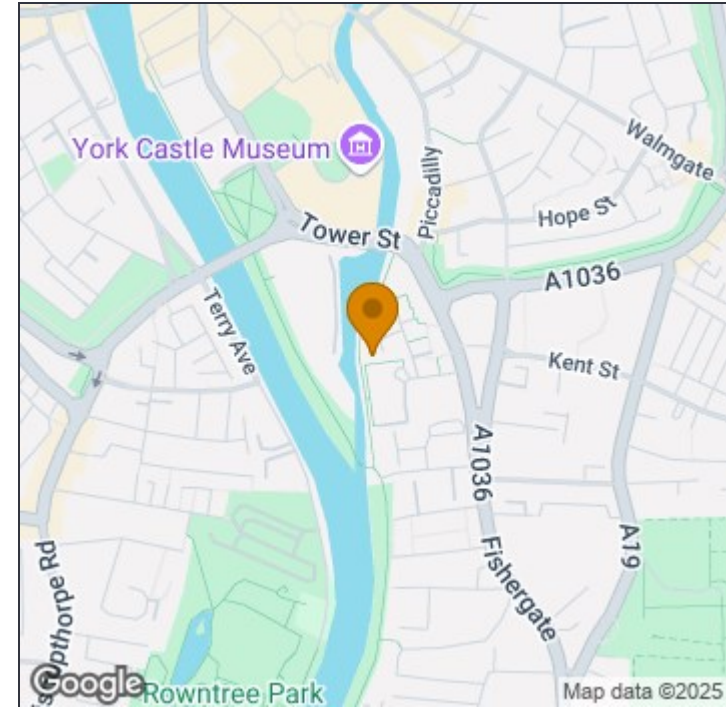


1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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