



32 Brooklands  
York, YO10 3NU  
£370,000

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A STUNNING 3 BEDROOM TRADITIONAL STYLE SEMI-DETACHED HOUSE SET ON A GOOD SIZED PLOT WITHIN THIS SOUGHT AFTER LOCATION CONVENIENT FOR LOCAL AMENITIES, YORK UNIVERSITY AND WITH EASY ACCESS IN TO THE CITY CENTRE. The property has been upgraded and maintained to a high standard by the present owners to include gas central heating and uPVC double glazing and comprises entrance hall, lounge with bay window, superb open plan dining kitchen with quality modern fitted units and integrated appliances, landing, 3 bedrooms, bathroom with modern suite and walk in shower. Front garden with driveway and ample car parking. Detached garage. Good sized lawned rear garden. An internal viewing is highly recommended.

### Hallway

### Lounge

12'11" x 11'8" (3.94m x 3.58m)

### Kitchen/Dining Room

19'1" x 13'8" (5.82m x 4.19m)

### Bedroom 1

13'8" x 10'9" (4.19m x 3.28m)

### Bedroom 2

12'9" x 11'10" (3.89m x 3.61m)

### Bedroom 3

8'9" x 8'0" (2.67m x 2.44m)

### Bathroom

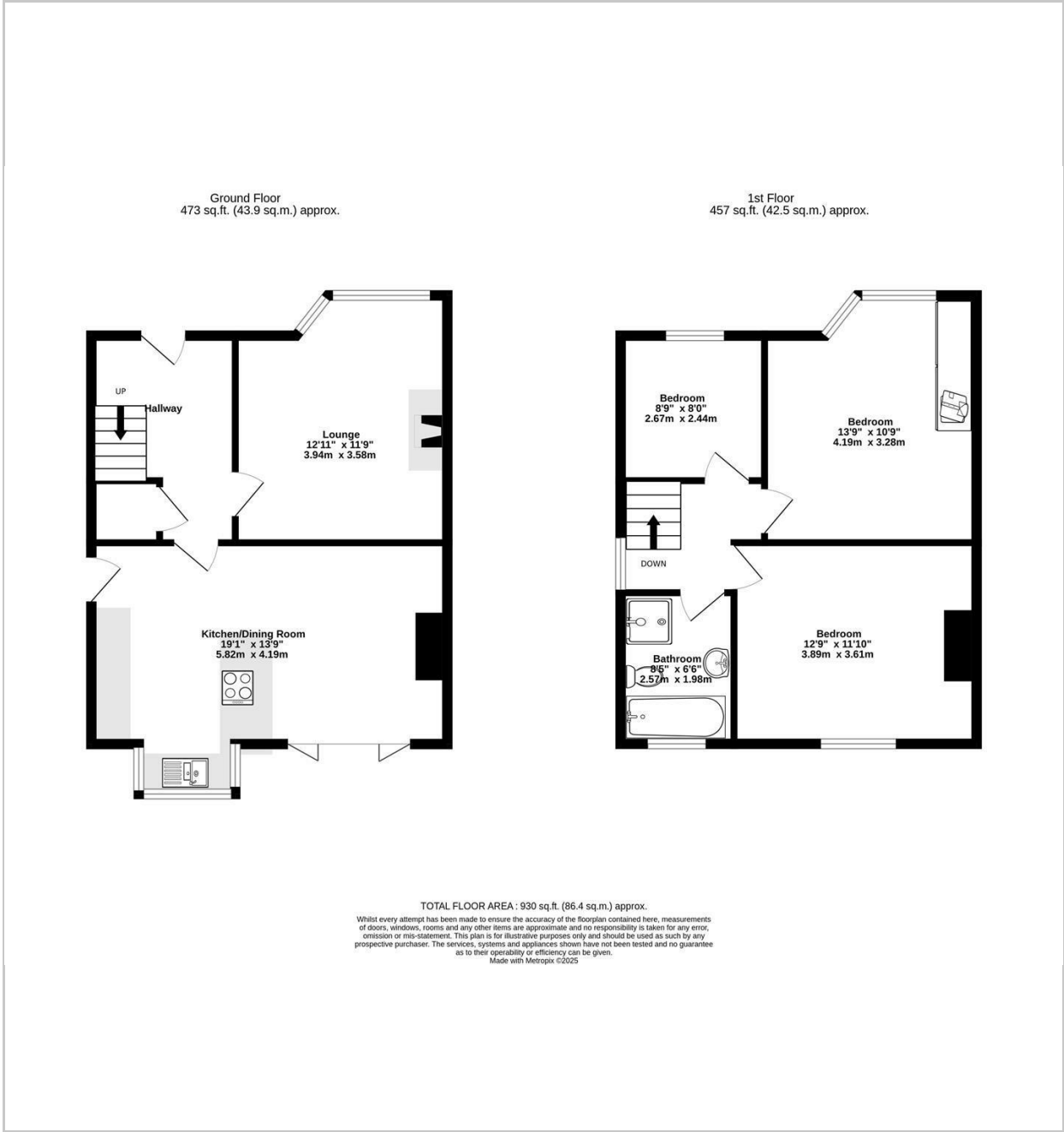
8'5" x 6'5" (2.57m x 1.98m)



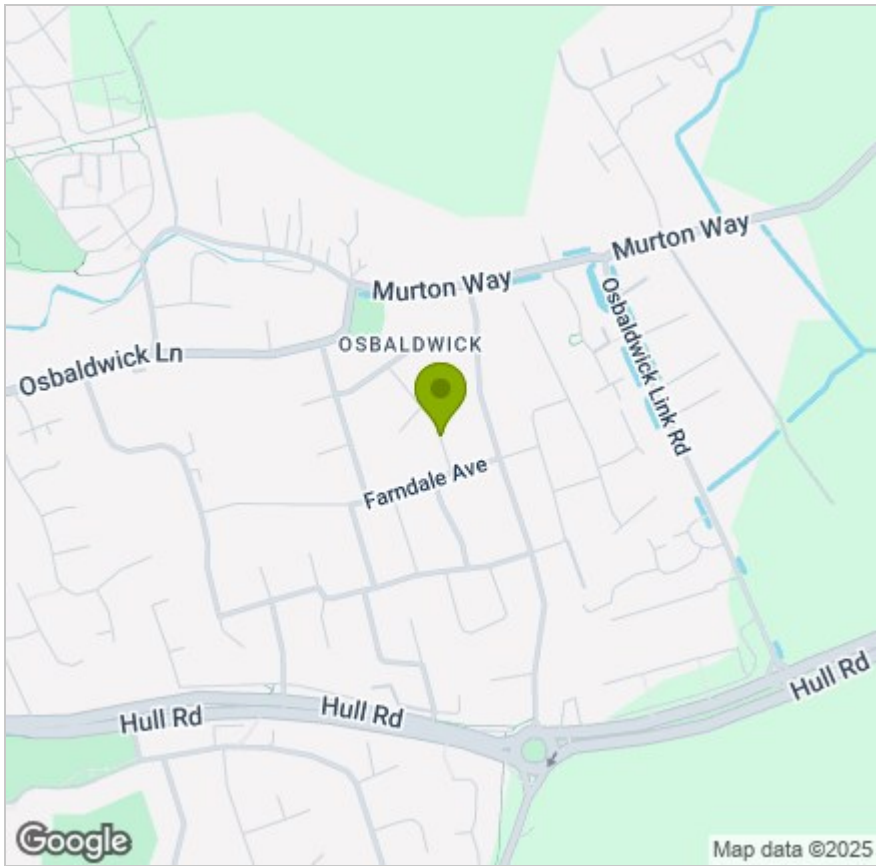




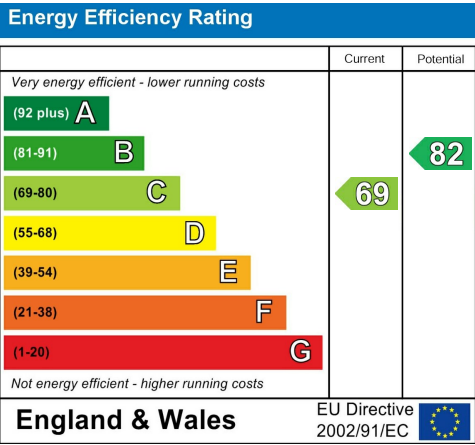
FLOOR PLAN



LOCATION



EPC



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