



83 Brailsford Crescent

York, YO30 6QF

**80% Shared ownership £180,000**





A 2 BEDROOM SEMI-DETACHED PROPERTY SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS IN TO THE CITY CENTRE. Offered for sale with 80% shared ownership, the property has the benefit of gas central heating and double glazing and comprises; entrance hall, lounge/dining room, breakfast kitchen with fitted units, landing, 2 good sized bedrooms and bathroom/w.c. Front garden with driveway. Lawned rear garden.

**Agents Notes:**  
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

### Entrance Hallway

uPVC entrance door, storage cupboard, tiled flooring, doors to;

### Lounge

Timber window to rear and door to garden, laminate flooring, carpeted stairs to first floor, power point

### Breakfast Kitchen

Timber double glazed window to front, modern fitted units comprising sink unit, base and wall units, laminated work surfaces, electric oven and hob, integrated dishwasher, plumbing for washing machine, power points

### WC

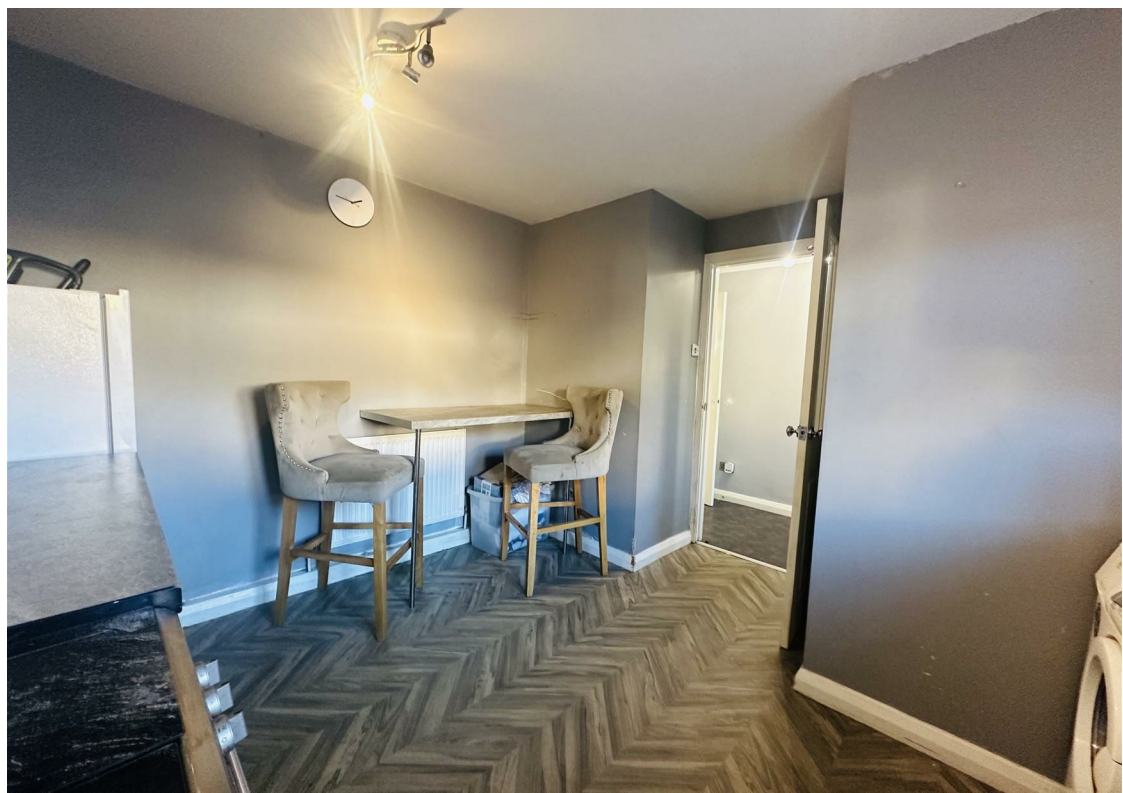
Timber double glazed window to front, low level wc, corner sink, tiled flooring

### Landing

Carpeted flooring, storage cupboard, loft access, doors to;

### Bedroom 1

Timber double glazed window to front, carpeted flooring, power points







## Bedroom 2

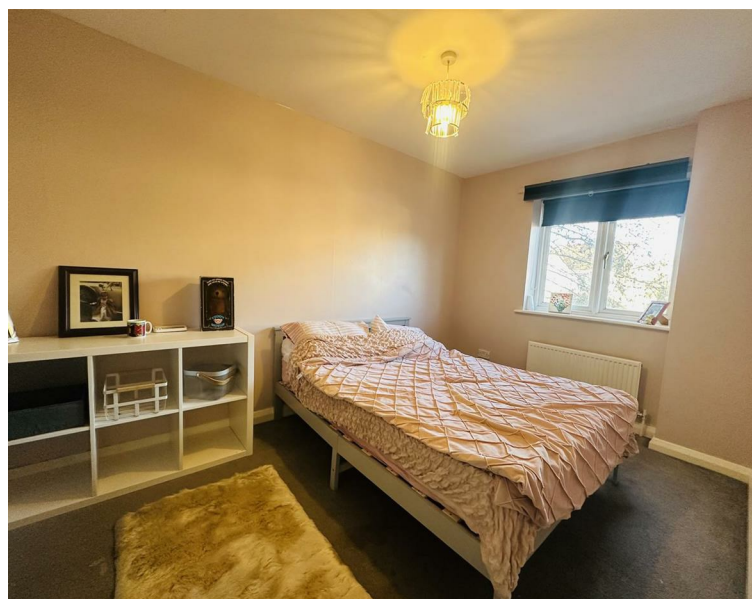
Timber double glazed window to rear, carpeted flooring, power points

## Bathroom

Timber double glazed window to rear, three piece suite comprising panelled bath with mains shower above, vanity unit housing wash hand basin, low level w.c., towel rail/radiator

## Outside

Front driveway, rear timber boundary, decked area, lawned area, shed.



FLOOR PLAN

