



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

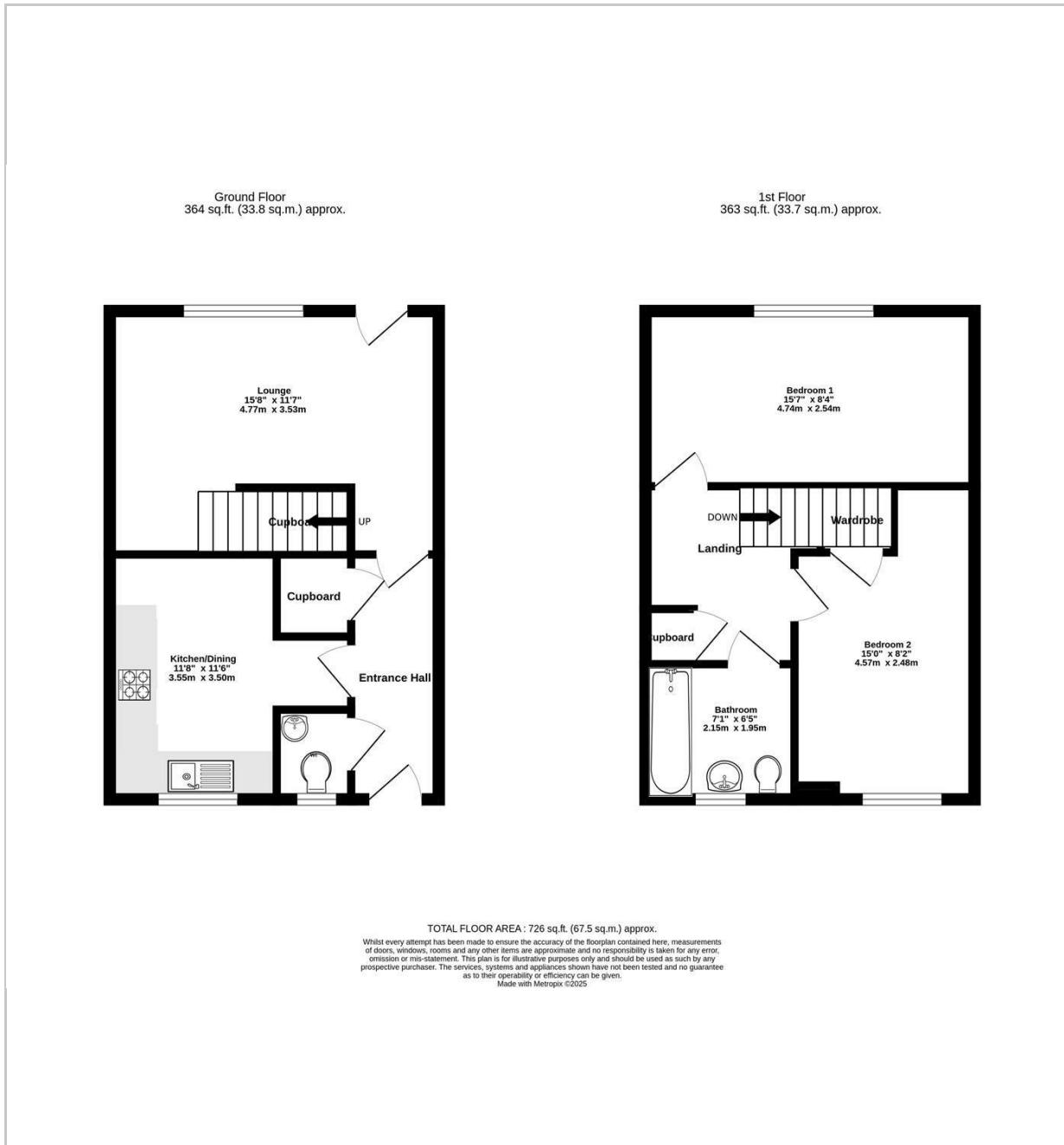
Timber double glazed window to rear, three piece suite comprising panelled bath with mains shower above, vanity unit housing wash hand basin, low level w.c., towel rail/radiator

Outside

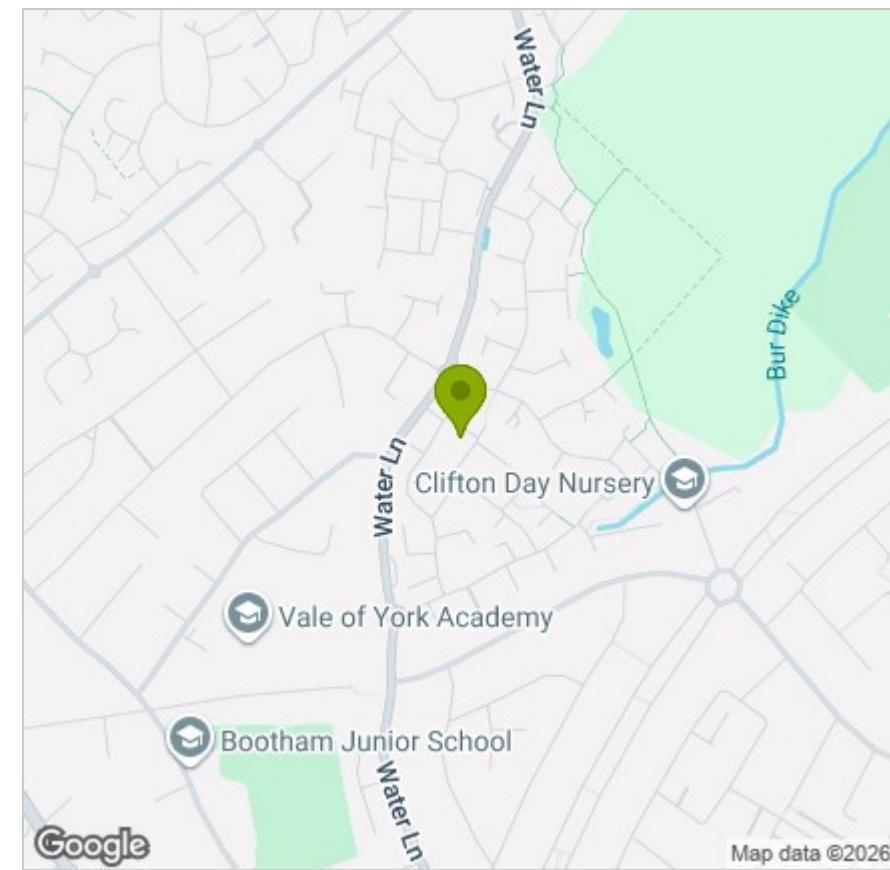
Front driveway. rear timber boundary, decked area, lawned area, shed.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.