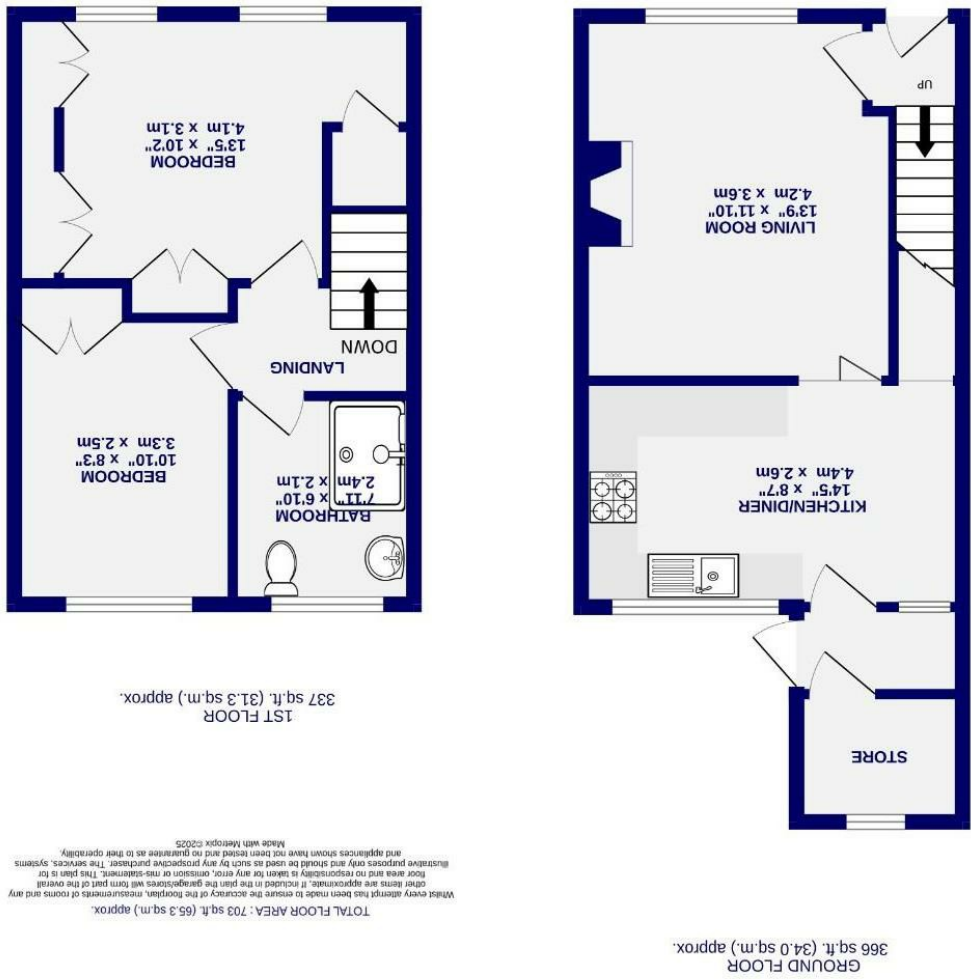


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Bramham Road  
Acomb, York  
YO26 5AP

Freehold  
Council Tax Band - A

- Period Terrace House
- Large Rear Garden
- In Need Of Modernisation
- Two Bedrooms
- Modern Bathroom
- No Onward Chain
- EPC TBC



Bramham Road  
Acomb, York  
YO26 5AP

£210,000

 2  1

A period mid-terrace house in need of modernisation, offering a generous garden and excellent potential. Situated on the popular Bramham Road, this home is ideally positioned within walking distance of Acomb Front Street, providing a wealth of local amenities. The location also offers convenient access to the A64 for commuting to Leeds and beyond.

The accommodation comprises a front entrance hallway leading to a living room with a feature fireplace. To the rear, an open-plan dining kitchen offers great potential for renovation. Completing the ground floor is a rear hallway and a store, currently used as a workshop but with the possibility of conversion into a utility space or an extension of the kitchen.

The first floor offers two double bedrooms with fitted wardrobes and a recently modernised family bathroom featuring a walk-in shower.

Externally, the front garden includes alleyway access to the rear. Many properties on the street have converted their front gardens into off-street parking. To the rear, a large mature garden is divided into manageable sections, with paved areas and a greenhouse, providing an excellent outdoor space.

Council Tax Band- A

