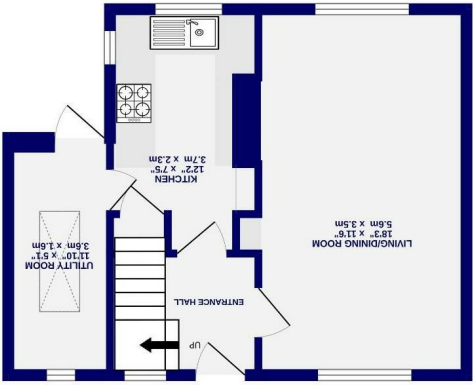


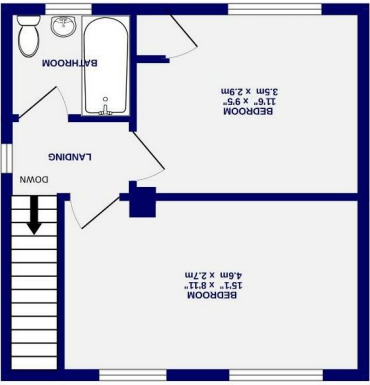
Bramham Avenue  
, York  
YO26 5BE

Freehold  
Council Tax Band - A

- End Town House
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Study / Rear Porch
- Tastefully Refurbished
- EPC C



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas are approximate. It is included in plan the purchaser's own part of the overall floor area and no responsibility is taken for any errors, omissions or misstatements. 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 visited and no guarantee as to their operability, fitness for use or condition is given. Measurements are given in feet and inches and are approximate. Made with Metreplus 2025

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.

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Asking Price £220,000

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Situated in this popular and convenient location, handy for a range of shops, schools and local amenities, is this two bedroom semi detached property.

It has had the benefit of a recent modernisation and refurbishment by the present owner and is presented in excellent decorative order with modern kitchen and bathroom as well as a superb rear garden.

There is also potential for off street parking to the front.

Council Tax Band- A

