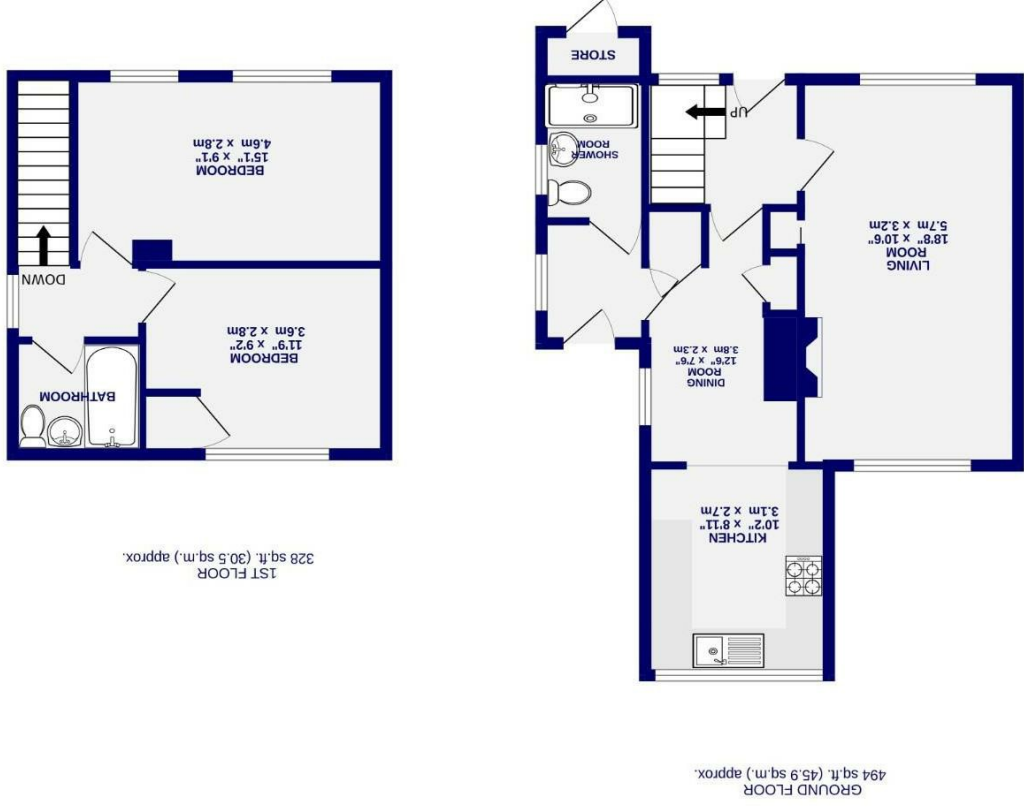


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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 - B

- Semi Detached House
- Two Double Bedrooms
- Extended To Rear
- Two Bathrooms
- Spacious Garden
- Driveway
- No Onward Chain
- EPC D



Bramham Road
Acomb, York
YO26 5AP

£220,000



Situated in the popular residential area of Acomb, to the west of York, is this well presented and extended two bedroom semi-detached home. Lovingly owned for many years, the property has been thoughtfully extended and offers an excellent opportunity for a new owner to further personalise and create a fantastic family home.

Bramham Road is conveniently positioned close to a range of local amenities, including shops and eateries in Acomb, along with regular bus links providing easy access to York city centre and the train station.

The internal accommodation begins with a welcoming entrance hall leading into a bright and spacious through living room, featuring dual aspect windows that flood the space with natural light. What was once the original kitchen now serves as a dedicated dining area, while the kitchen has been relocated to a rear extension. The kitchen is fitted with ample wall and base units, generous worktop space, and room for appliances. Completing the ground floor is a recently installed three piece shower room and a rear hallway with access out to the garden.

To the first floor are two generous double bedrooms and a modern three piece family bathroom.

Externally, the property enjoys a good sized, east facing rear garden, mainly laid to lawn with two mature plum trees and enclosed by fencing, with a patio seating area. To the front is a well-maintained driveway with brick boundary walls and wrought iron gates, offering off street parking.

Offered with no onward chain, this home presents an exciting opportunity in a well-connected and popular location. Early viewing is highly recommended.

Council Tax Band - B

