



45 Bramham Grove  
York, YO26 5BH

Guide Price £250,000

3 1 1 c

NO ONWARD CHAIN! A 3 Bedroom mid townhouse with off street car parking located within this popular residential area convenient for Acomb front street, the outer ring road, frequent bus links to the city centre.

The property is sure to appeal to a range of buyers, benefitting from uPVC double glazing and gas central heating. It internally comprises; Entrance hallway, kitchen, 18ft living/dining room, conservatory, utility, first floor landing, three first floor bedrooms (two doubles and one single), three piece bathroom suite, access to fully boarded loft. To the outside is a paved driveway providing off street parking and the potential for electric car charging, a good sized rear lawned garden with outbuildings, patio and lawn.

An accompanied viewing is strongly recommended.

## Entrance Hallway

### Living Room

18'0" x 9'2" (5.5m x 2.8m)

### Kitchen/Diner

12'5" x 11'1" (3.8m x 3.4m)

### Utility Room

### Conservatory

9'10" x 9'6" (3.00m x 2.9m)

### Bedroom 1

12'5" x 12'1" (3.8m x 3.7m)

### Bedroom 2

9'2" x 9'2" (2.8m x 2.8m)

### Bedroom 3

8'10" x 5'10" (2.7m x 1.8m)

### Bathroom

9'2" x 5'10" (2.8m x 1.8m)

### Agents notes:

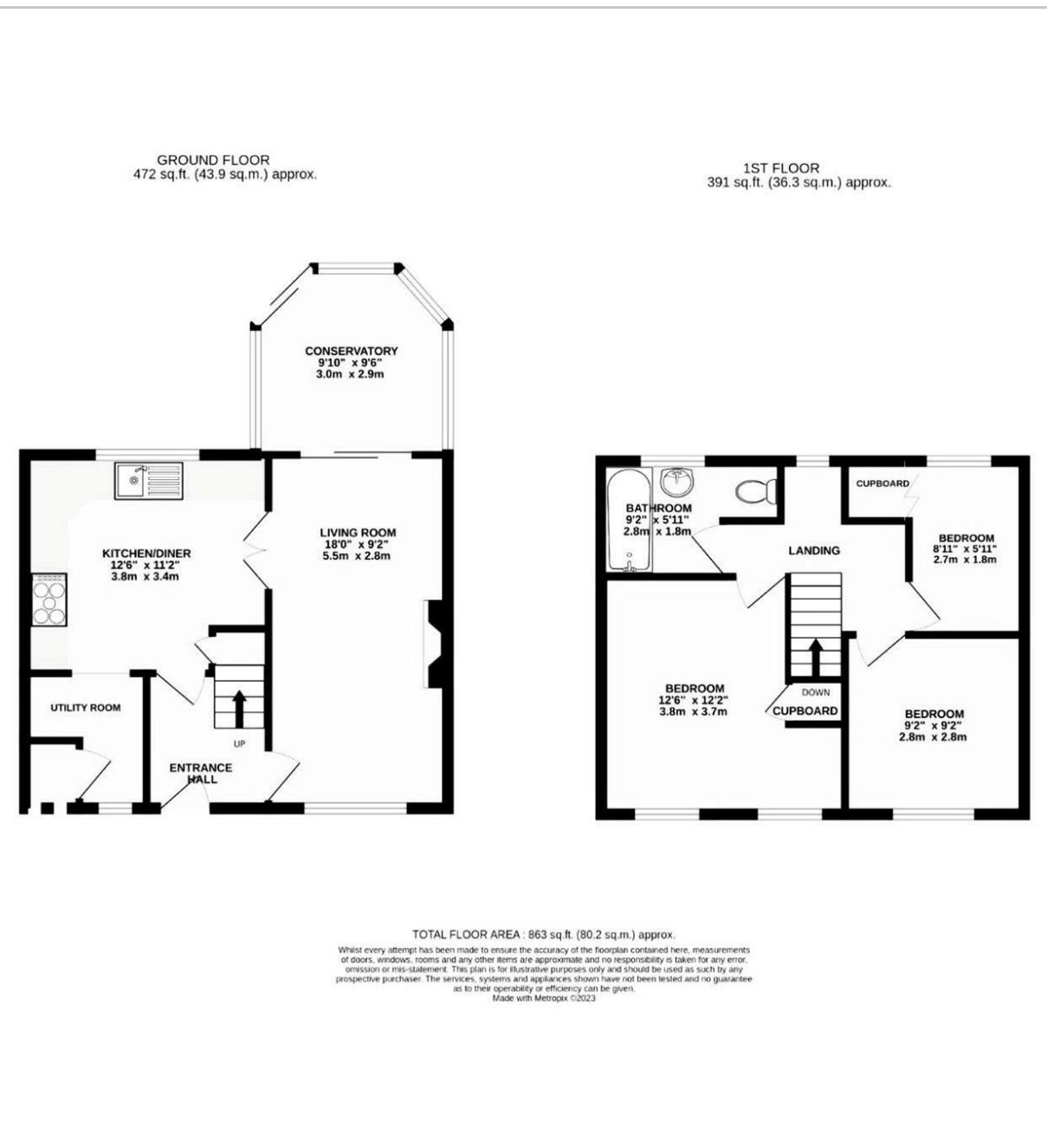
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales



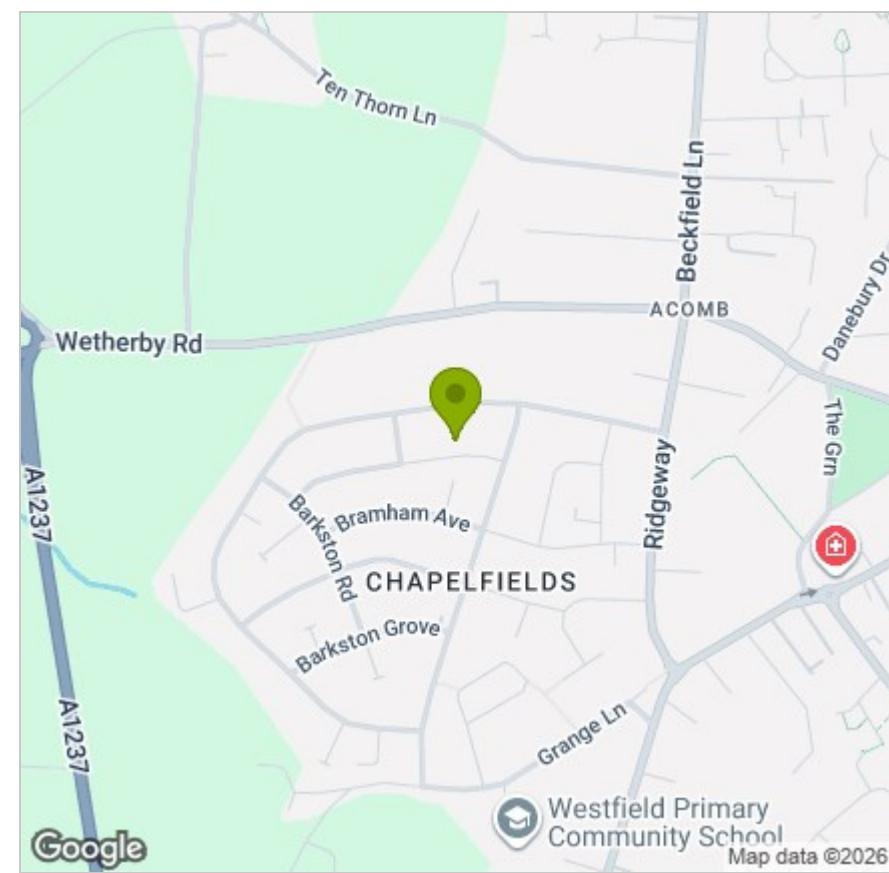
transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.