



28 Main Street Askham Bryan

York, YO23 3QU

Guide Price £325,000



NO ONWARD CHAIN! Located in the centre of this highly sought after village within easy reach of York City Centre and the A64 ring road. This three bedroom semi-detached house in need of some updating but providing spacious living accommodation is available For Sale.

Benefitting from uPVC glazing and central heating, the property comprises; entrance hallway, lounge with bay window, dining room, fitted kitchen, conservatory, ground floor shower room, first floor landing, three first floor bedrooms and three piece house bathroom suite.

To the outside is a gated front driveway providing ample off-street parking and front landscaped garden, attached single garage and rear patio garden with timber fence boundary.

An accompanied viewing is strongly recommended.

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

Entrance door, door to;

Lounge

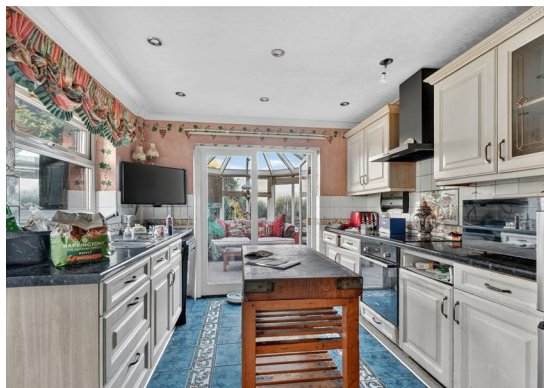
uPVC window to front, timber floorboards, radiator, TV and power points

Dining Room

Laminate flooring, radiator, power points

Kitchen

uPVC window to side, fitted wall and base units with countertop, sink and draining board with mixer tap, built-in oven and hob, tiled flooring, space and plumbing for appliances, recessed spotlights, power points





Conservatory

Doors to garden, carpeted flooring, power points

Shower Room

Three piece comprising walk-in shower cubicle, low level WC, wash hand basin, window to rear, understairs cupboard

First Floor Landing

Window to side, door to;

Bedroom 1

uPVC window to rear and side, laminate flooring, radiator, power points

Bedroom 2

Window to front, radiator, power points

Bedroom 3

Window to rear, radiator, power points

Bathroom

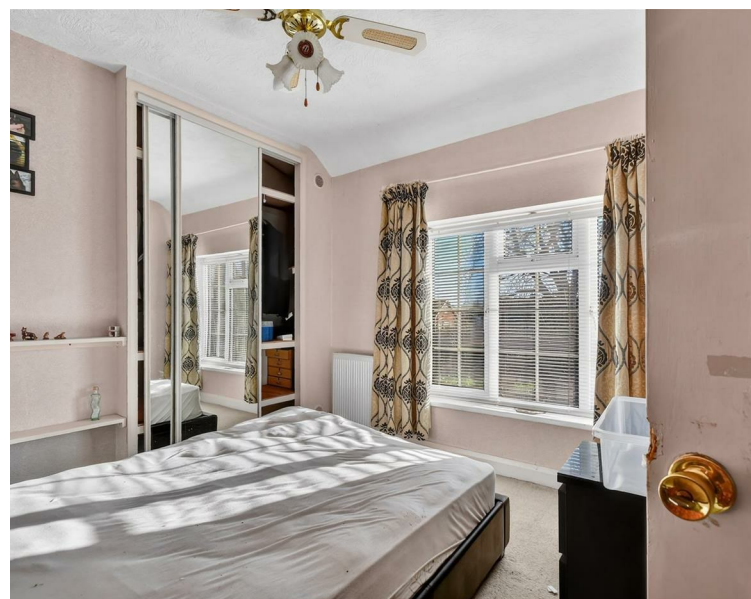
Panelled bath, low level WC, wash hand basin

Outside

Gated front driveway, lawn and flower borders. Rear patio with timber fence boundary

Integral Garage

Roller door to front, door to rear garden, power and lighting



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(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.