



**Bransholme Drive, York**  
**Asking Price £425,000**

\*\*\*\* STUNNING LIVING KITCHEN \*\*\*\*

A comprehensively improved and deceptively spacious modern detached house offering generous family living accommodation and featuring a stunning living kitchen, master bedroom suite and detached garage.



## Accommodation

A comprehensively upgraded and immaculately presented modern detached house, set within this ever convenient location, ideal for young and mature families alike.

Internally, the property is entered via a triple lock front entrance into a reception porch with tiled flooring. The porch leads through into a reception hall which has a staircase leading to the first floor accommodation and includes a thermostatic control panel, wood flooring and radiator.

The principal reception room is a spacious lounge located at the front of the house having a feature living flame coal effect gas fire set on a crushed limestone hearth with matching surround. The lounge includes twin contemporary radiators, wood flooring and a television aerial point.

Without doubt the feature room of the property is the open plan breakfast kitchen which has been comprehensively upgraded and remodelled in the recent past creating the ideal family environment.

The kitchen includes a stylish range of built-in low level cupboards with Quartz worktops and inset sink unit. There is an additional range of matching high level storage cupboards with Quartz upstands in addition to a central serving island with breakfast bar. The kitchen and island include a fitted double oven and grill with microwave, in addition to a four point induction hob unit, integrated dishwasher, built-in fridge and wine cooler. Bi-fold doors lead out onto the rear garden and there is a built-in under stairs storage cupboard, twin contemporary radiators, LVT Flooring, recess ceiling down lighters and side courtesy door.

The ground floor accommodation is completed by a downstairs cloakroom which has a low flush W.C., wash hand basin, extractor fan, and heated towel rail.

The first floor landing features a protective glass balustrade with built-in over stairs linen cupboard and loft hatch.

The master bedroom is located at the front of the house, having a bank of built-in wardrobes and radiator. There is an ensuite shower room having a low flush W.C., wash hand basin, and walk-in shower cubicle with full height tiled splashbacks. There are 3 further generous double bedrooms all of which benefit from upVC framed double glazed casement windows and radiators.

Finally, there is a refitted house bathroom having a contemporary suite comprising of a low flush W.C., wash hand basin set in vanity surround and inset bath with handheld and waterfall shower attachments, and full height tiled splashbacks. The bathroom also includes a heated towel rail, ceiling down lighters and extractor.

## To The Outside

The property is accessed directly off Brandsholme Drive onto a block paved front and side driveway with dividing gate with off street parking for numerous vehicles. The driveway in turn gives access to the detached tandem garage (approx 30ft in length) which is of brick and tile construction with up and over garage door, light, and power.

The property's front garden is laid to lawn with planted borders and there is gated access from the driveway through into the rear garden beyond.

The rear garden has been expertly landscaped by the current vendors, having a substantial flagged patio adjoining the rear elevation being an extension of the living accommodation, ideal for outside entertaining.

There is a central lawn which adjoins a rear flagged patio and gravelled hardstanding. There is secondary side garage access, and the rear garden is fully enclosed by walled and fenced lined boundaries. An outside water tap is located off the rear elevation.

The property benefits from both gas fired central heating throughout and an early inspection is strongly recommended.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: TBC

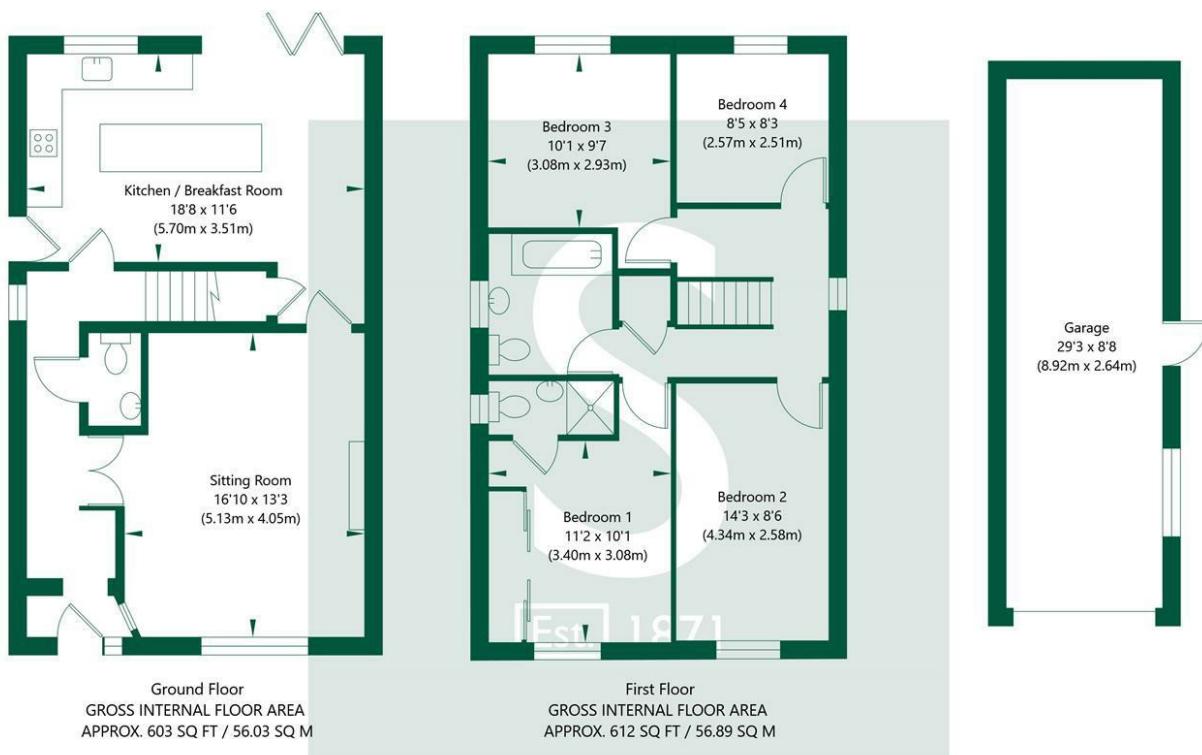
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

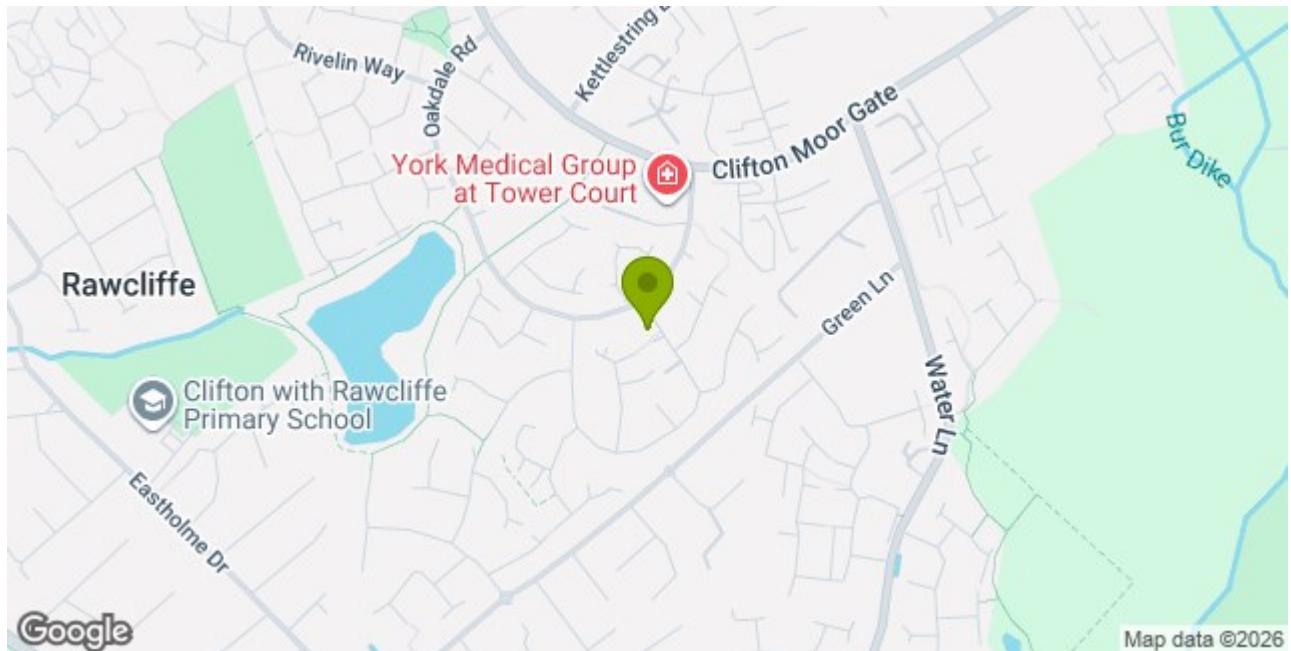
\*Download speeds vary by broadband providers so please check with them before purchasing.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1215 SQ FT / 112.92 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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