



123 Brailsford Crescent
York, YO30 6QF
£224,000



NO ONWARD CHAIN! We as agents are delighted to offer to the market this well-proportioned three-bedroom terraced home which offers bright, comfortable living in the heart of York. The ground floor features a spacious living room, a fitted kitchen with a dedicated dining area, and a convenient WC. Upstairs, there are three good-sized bedrooms and a modern family bathroom, making the home ideal for families or first-time buyers. The property also benefits from off-street parking.

Entrance Hall

Lounge

15'7" x 11'6" (4.77m x 3.53m)

Kitchen/Dining

11'7" x 11'5" (3.55m x 3.50m)

Bedroom 1

11'5" x 8'6" (3.50m x 2.61m)

Bedroom 2

14'11" x 8'1" (4.57m x 2.48m)

Bedroom 3/Study

15'6" x 8'3" (4.74m x 2.54m)

Bathroom

7'0" x 6'4" (2.15m x 1.95m)

Outside

Benefitting from off-street parking and good sized rear lawned and timber fenced garden.

Agents note:

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

Please note

The home is available through the Discount for Sale scheme, allowing buyers to purchase 100% of the property at 80% of

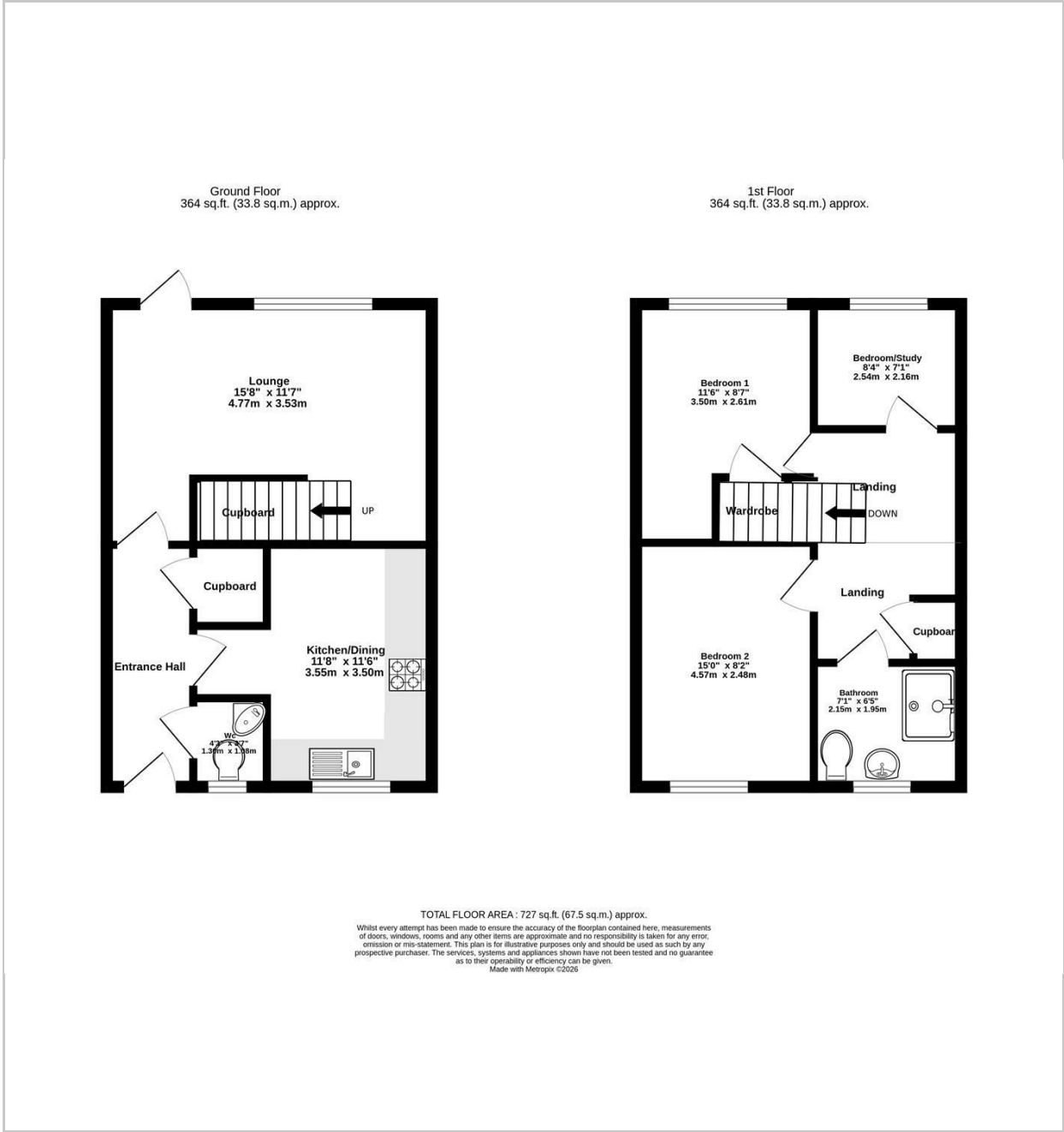




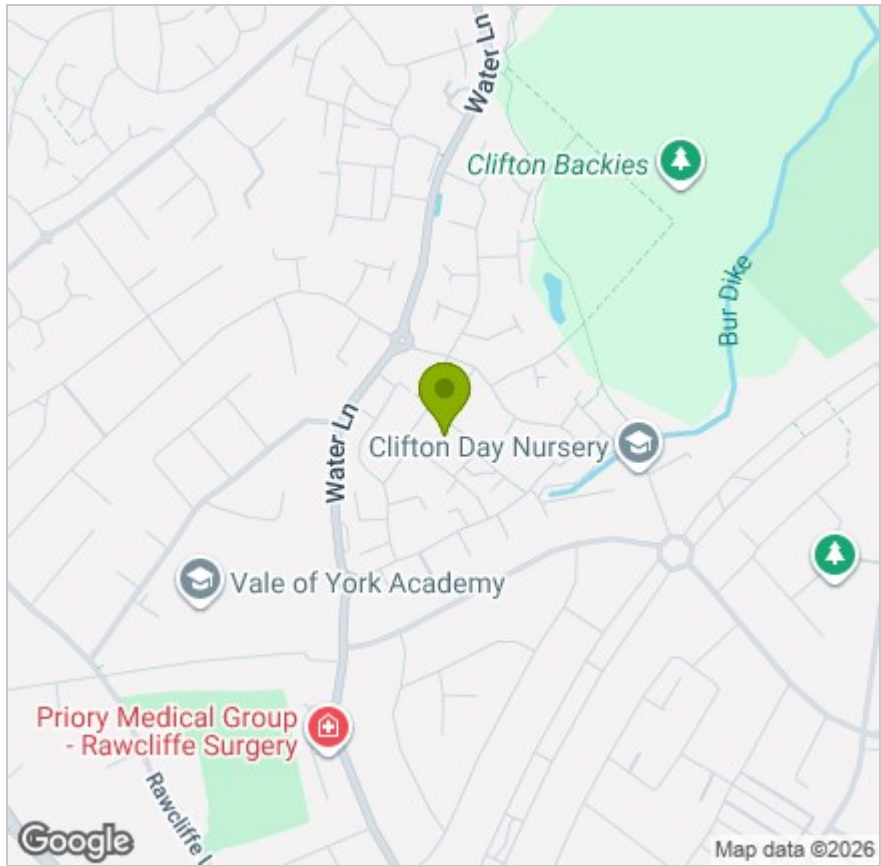
the open market value. No rent is payable, and the discount remains with the property for future sales meaning a buyer will only ever pay 80% of the market value but will own 100% of the property. A service charge applies (£126.24) per month equivalent, billed quarterly.



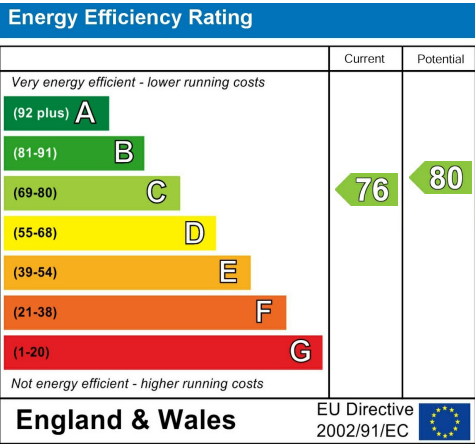
FLOOR PLAN



LOCATION



EPC



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