Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

28 Main Street Askham Bryan

York, YO23 3QU

Guide Price £325,000

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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.

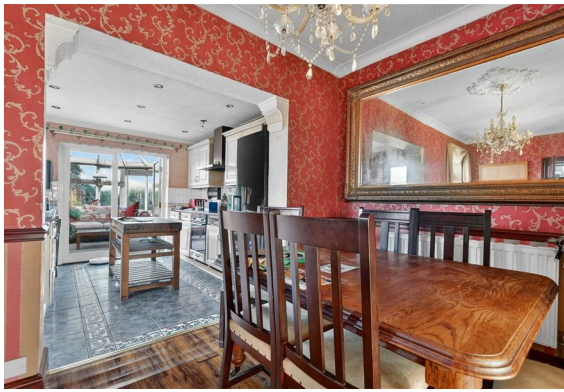
Agents Notes:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

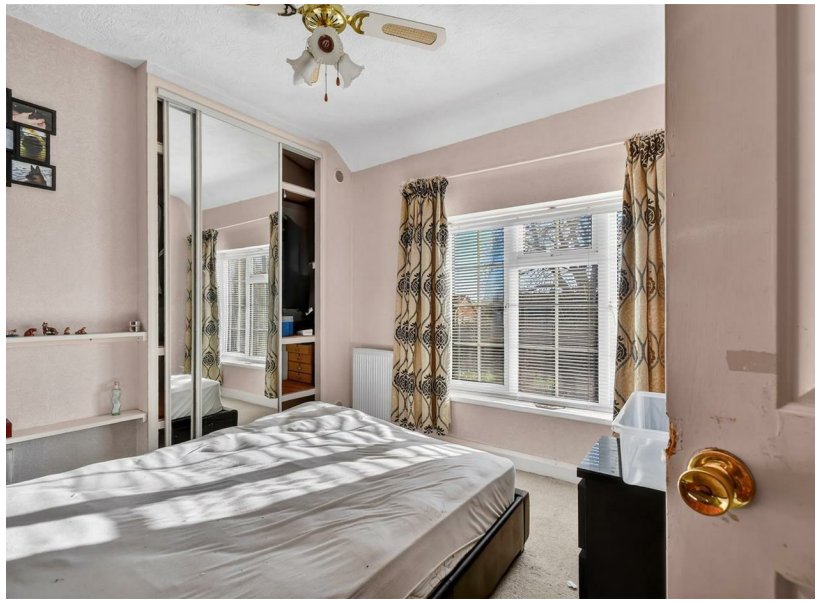
Entrance Hallway
Entrance door, door to;

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

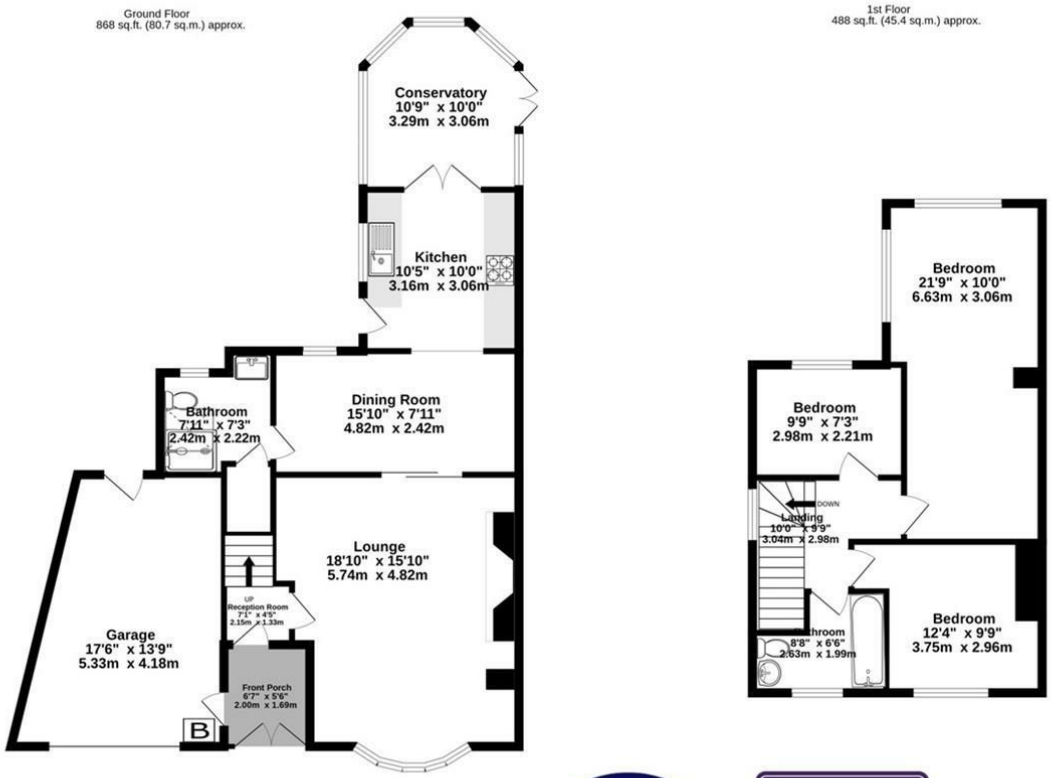
Bedroom 3
Window to rear, radiator, power points

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



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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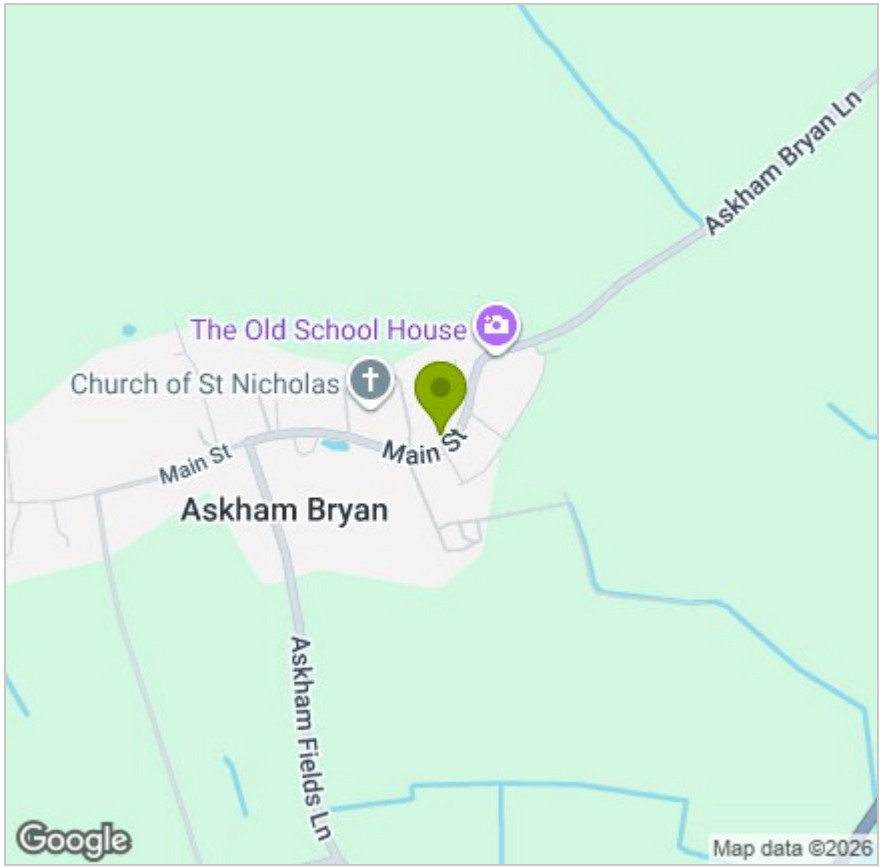
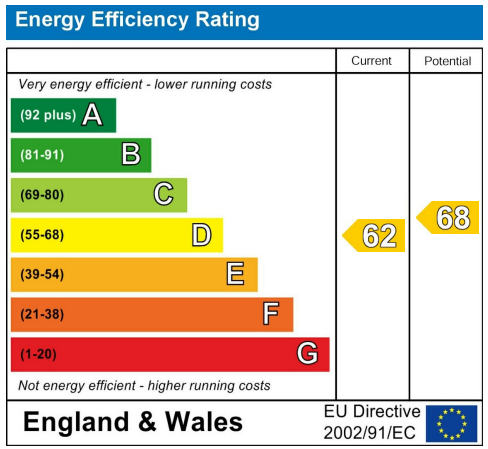
LOCATION



EPC



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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk