

Bradley Lane, Rufforth, York

£425,000

Stephensons
estate agents & chartered surveyors

Bradley Lane, York YO23 3QJ

Est. 1871

£425,000

A well-proportioned detached family home, set within the popular village of Rufforth, offering comfortable accommodation with scope to modernise and adapt over time, and offered for sale with no onward chain.

The ground floor opens with a welcoming entrance hall leading through to a generous sitting room, where a feature fireplace forms a striking focal point - a signature of its builder's characterful style. Double doors open to the rear garden, creating a good connection between internal and outdoor space. The ground floor also includes a separate dining room and a kitchen with an adjacent utility room, as well as a handy study - all presenting scope to reconfigure or improve as preferred.

To the first floor are four bedrooms, providing excellent accommodation for a growing family, alongside a family bathroom. The layout is practical and well balanced, with rooms of comfortable proportions that lend themselves well to cosmetic updating rather than major alteration.

Externally, the property enjoys a generous garden, offering plenty of space to landscape and enjoy, while remaining manageable. A particular feature is the detached double garage, fitted with two individual electric roller doors, with driveway parking in front for multiple vehicles, ideal for families or those needing additional off-street parking.







Tenure: Freehold
Broadband: Up to 1000 Mbps* download speed
EPC Rating: D - 59
Council Tax: F - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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











Rufforth is a peaceful village on the western edge of York, set within attractive countryside yet offering excellent commuter links into the city and beyond. The village has a strong community feel, with local amenities including a primary school, village pub and convenient access to regular bus routes, with the ring road, Acomb and York city centre all within easy reach providing wider retail, leisure and travel options.

Built by renowned local builder Hogg, the home retains many of the classic touches associated with its heritage, offering a solid foundation for a lovely family home with scope to modernise, and the added benefit of no onward chain.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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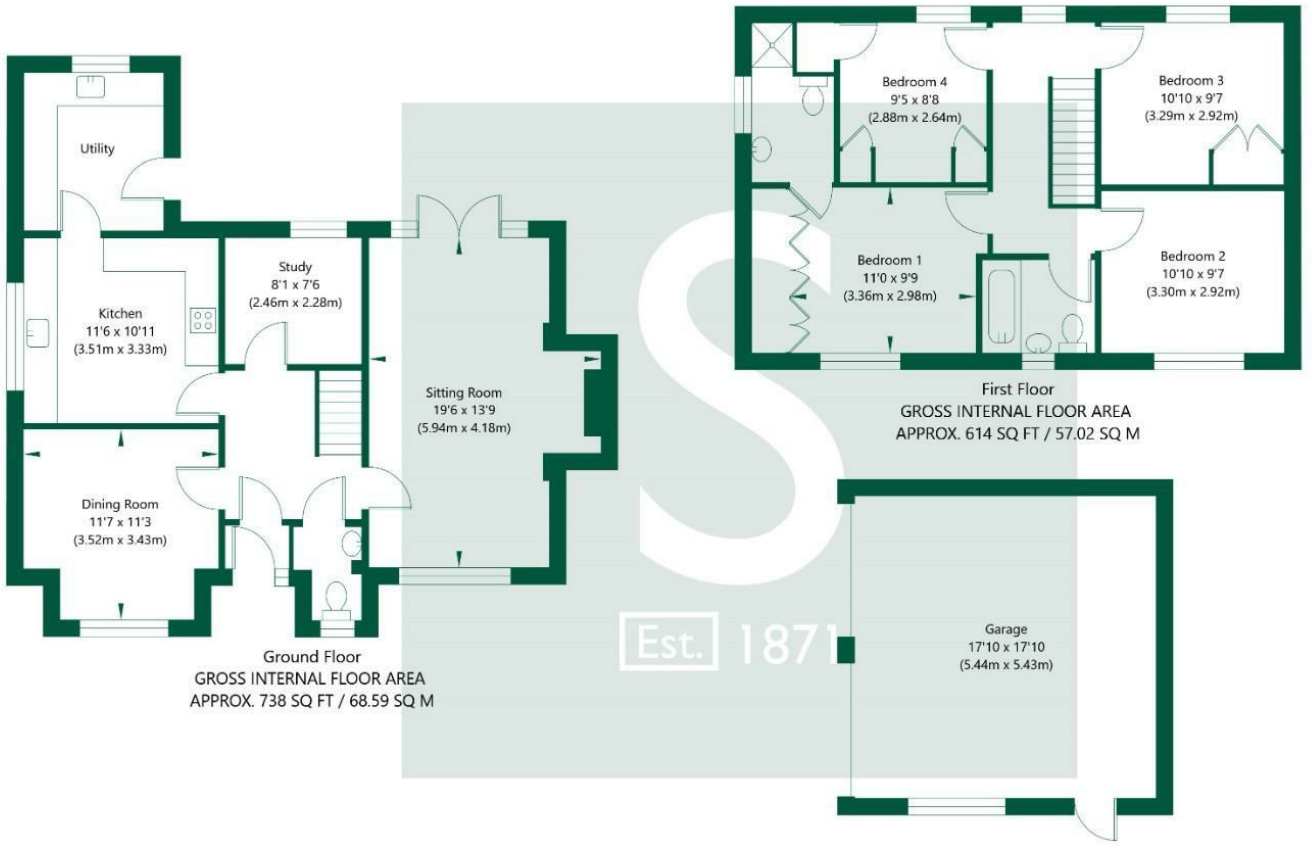
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1352 SQ FT / 125.61 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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