Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

123 Brailsford Crescent

York, YO30 6QF

£232,000

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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.

A service charge applies (£126.24) per month equivalent, billed quarterly.
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.

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)

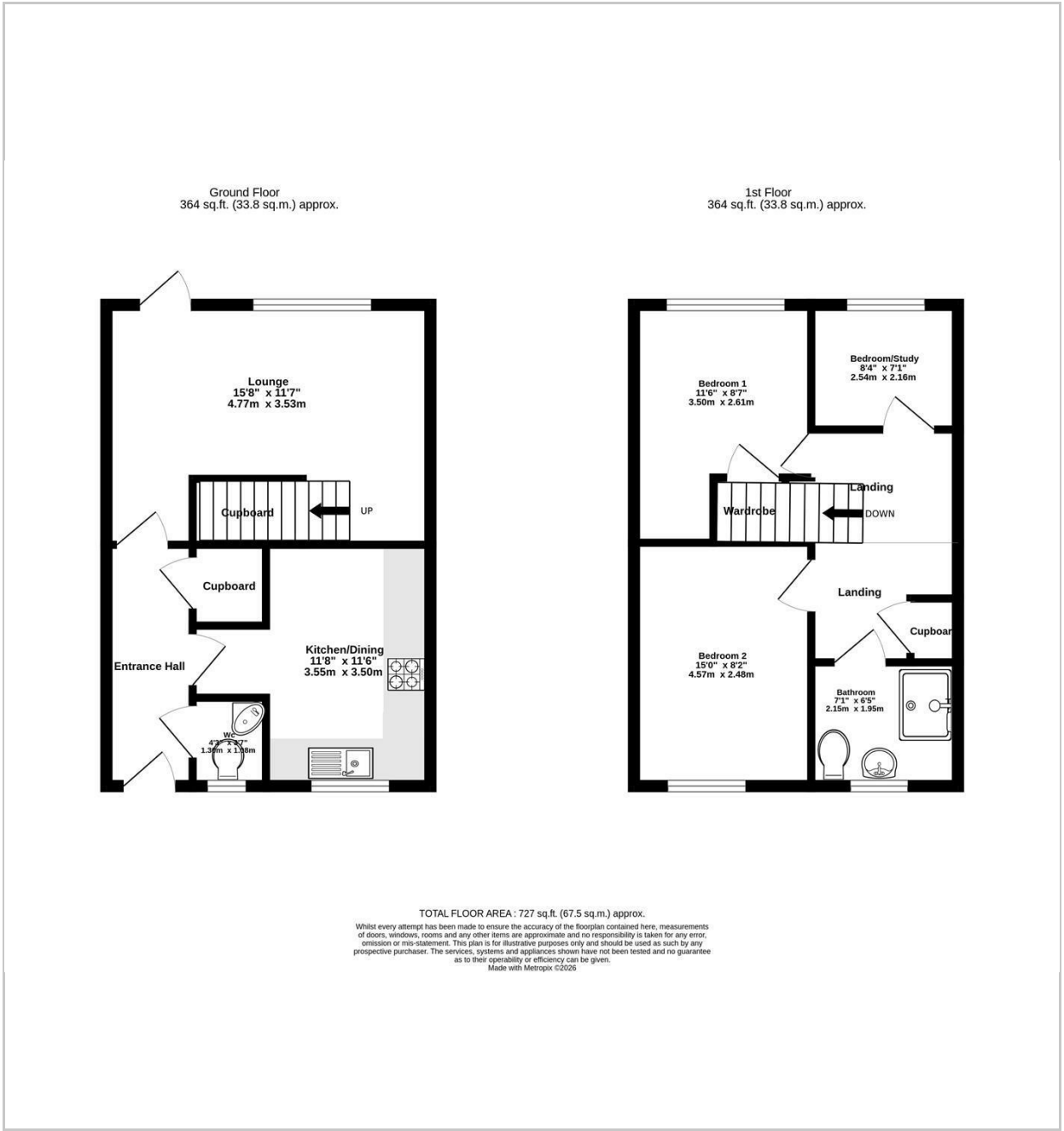
Bathroom
7'0" x 6'4" (2.15m x 1.95m)

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

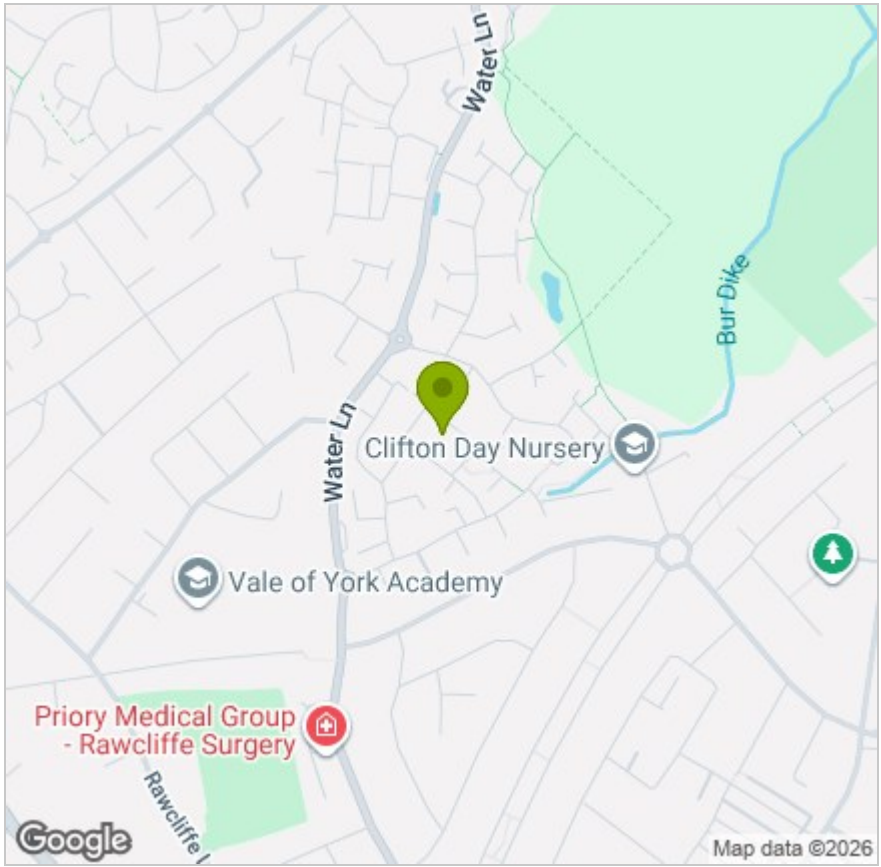
Agents note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on

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

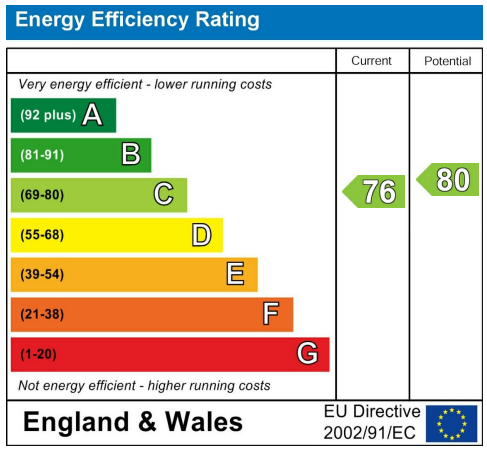
FLOOR PLAN



LOCATION



EPC



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.

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