



28 Broadway West  
York, YO10 4JJ  
£375,000

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**NO ONWARD CHAIN.** A rare opportunity to personalise this 3 bedroomed semi-detached house on this tree lined street within Fulford secondary school catchment. Located on Broadway West and convenient for York City Centre, Millennium Bridge and the A64 as well as nearby sought after amenities.

Although in need of internal upgrading, the property does feature uPVC double glazing, gas central heating and a full re-wire, it fully comprises; entrance hallway, lounge with bay window, dining room, 15ft kitchen with pantry cupboard, first floor landing, three first floor bedrooms (two double and one generous single), shower room, separate wc and additional box room.

To the outside is a gated front driveway providing off street parking and the potential for electric car charging, gardens to front and rear with patio and timber storage shed, brick built detached single garage.

An accompanied viewing is strongly recommended.

### Entrance Hallway

Entrance door, tiled flooring, double panelled radiator, power points, understairs cupboard

### Lounge

uPVC bay window to front, open fire with surround, carpeted flooring, double panelled radiator, power points

### Dining Room

uPVC bay window to rear, electric fire with surround, carpeted flooring, double panelled radiator, power points

### Kitchen

Door to rear, uPVC window to side, double panelled radiator, wall and base units with counter top, one and half stainless steel sink and draining board with mixer tap, electric oven and hob, space and plumbing for appliances, traditional pantry cupboard, Quarry tiles, power points





### **First Floor Landing**

Carpeted flooring, loft access via drop down ladder, power points

### **Bedroom 1**

uPVC bay window to front, fitted wardrobes, double panelled radiator, carpeted flooring, power points

### **Bedroom 2**

uPVC window to rear, carpeted flooring, double panelled radiator, power points

### **Bedroom 3**

uPVC window to front, carpeted flooring, double panelled radiator, power points

### **Shower Room**

Opaque uPVC window to rear, walk-in shower cubicle, pedestal wash hand basin, part-tiled walls, carpeted flooring, double panelled radiator, extractor fan

### **Separate WC**

Opaque window to side, low level wc, part-tiled walls, tiled flooring

### **Box Room**

uPVC window to side, wall mounted gas combination boiler, fitted storage, vinyl flooring

### **Outside**

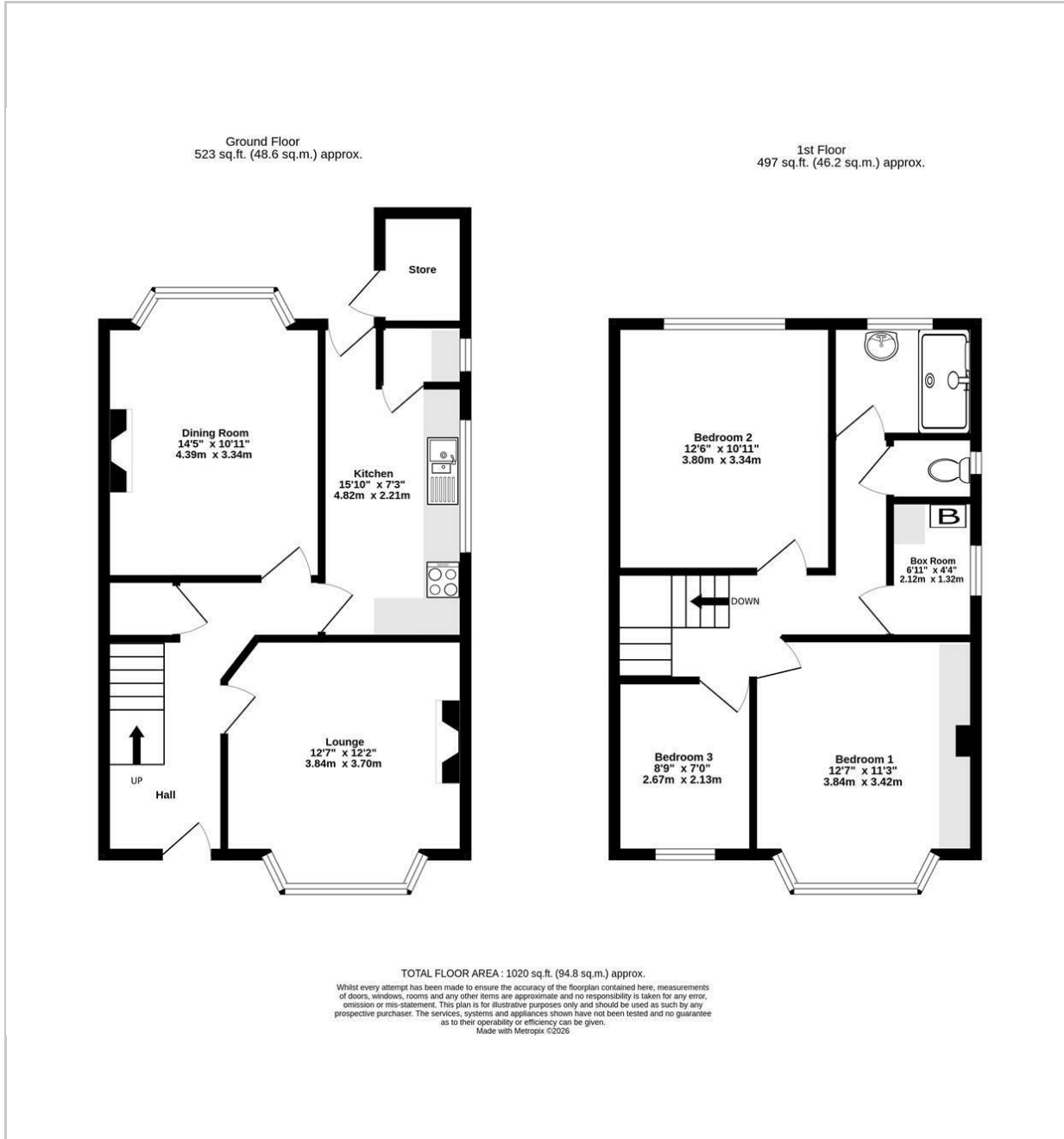
Gated front driveway with lawn, gate to rear garden, patio lawn, timber fence boundary, timber storage shed

### **Garage**

Up and over door, window and door to side



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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