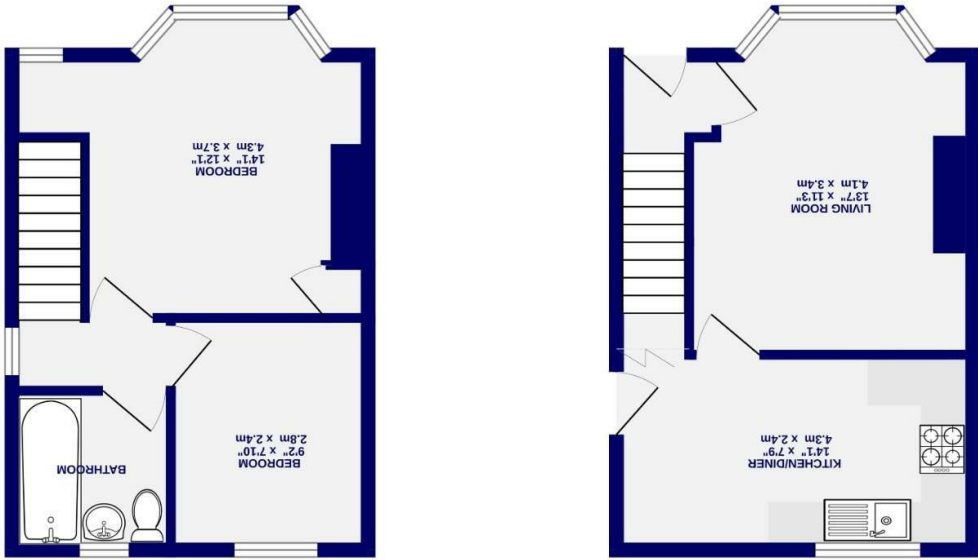


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC D
- In Need Of Some Modernisation
- Driveway and Garage
- Large South West Facing Plot
- Newly Fitted Boiler
- Two Bedrooms
- Semi Detached House

Freehold  
Council Tax Band - B

# Burnholme Grove Burnholme, York YO31 0LN



TOTAL FLOOR AREA: 576 sq. ft. (53.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the measurements of rooms and any other areas and the position of any fixtures or fittings. The plan is for illustrative purposes only and should not be used as a guide for any purpose. The vendor, agents and appliances shown have not been tested and no guarantee is given as to their operation. Make with Mervyn 02025



Burnholme Grove  
Burnholme, York  
YO31 0LN

Offers Over £240,000



This two bedroom semi detached home is set within a popular residential area to the east of York, well placed for local amenities, schooling and access to the city centre. Offered with vacant possession and no onward chain, it presents an excellent opportunity for a buyer to modernise and make the most of the generous plot.

This property offers clear scope for extension to the side and rear, subject to the necessary permissions. The accommodation comprises a front entrance hallway with bay window and a spacious rear dining kitchen, recently updated with a new combi boiler. To the first floor are two bedrooms and a family bathroom.

Externally the property features a front garden, driveway and garage to the side, while the rear enjoys a south west facing lawned garden offering plenty of natural light throughout the day.

A superb opportunity for those seeking a project or future potential in a well regarded location. Early viewing is recommended.

