CLUBLEYS City

57, Bramham Grove,
York, YO26 5BH
Offers In The Region Of £250,000







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ABOUT THE PROPERTY

Well placed for Acomb's wide range of local amenities, this immaculately presented three bedroom home offers modern accommodation arranged over three floors, complemented by off road parking and an attractive rear garden with a fabulous garden room.

The accommodation briefly comprises of an entrance porch opening into the hallway, leading to a welcoming sitting room with a bay window and a contemporary media wall incorporating an electric fire. The fitted dining kitchen provides a range of wall and base units, an integrated fridge freezer, oven, hob and extractor, together with space for a washing machine and useful under-stairs storage. A rear entrance and a modern shower room complete the ground floor. On the first floor are two double bedrooms alongside a stylish bathroom featuring a P-shaped bath and a wash basin set within a vanity unit. The principal bedroom occupies the second floor, with two velux windows and useful eaves storage.

Outside, the front offers off road parking whilst the enclosed rear garden offers low maintainance decking for outdoor dining and an artificial lawn, with access down the side of the property. There is also an outdoor bar, useful store and a garden room with power, lighting and a log burner. This inviting additional space is ideal for several uses, including a home office, hobby room or a comfortable retreat for relaxing and entertaining.

A full internal viewing is highly recommended.















CLUBLEYS City

Tenure: Freehold
City of York Council
Band: B

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE PORCH
Entrance door to front, windows to front and side. Door to;-

INNER HALL
Stairs to first floor and radiator.

SITTING ROOM
4.24 x 3.51 (13'10" x 11'6")
Bay window to front.
Media wall with electric fire, radiator.

KITCHEN
4.57 x 2.55 (14'11" x 8'4")
Fitted with wall and base units, working surfaces, 1 1/2 bowl sink unit, integrated fridge freezer, oven with hob and extractor fan over, space for washing machine. Under stairs cupboard. Door to;-

REAR ENTRANCE
Side entrance door.

SHOWER ROOM
Suite comprising corner shower, low flush WC and wash hand basin. Part tiled walls, wall mounted gas boiler, heated towel rail and extractor fan.

FIRST FLOOR

LANDING

BEDROOM TWO
3.11 x 2.83 (10'2" x 9'3")
Window to front.
Radiator.

BEDROOM THREE
3.34 x 2.83 (10'11" x 9'3")
Window to rear.
Fitted cupboard, fitted wardrobes. Radiator.

BATHROOM
Window to rear.
Suite comrpsing 'P' shaped bath, low flush WC and wash hand basin in vanity unit. Fully tiled walls, heated towel rail and extractor fan.

SECOND FLOOR

BEDROOM ONE
4.23 x 3.00 (13'10" x 9'10")
2x velux windows.
Eaves storage, radiator.

ADDITIONAL INFORMATION

SERVICES
Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the Agent.



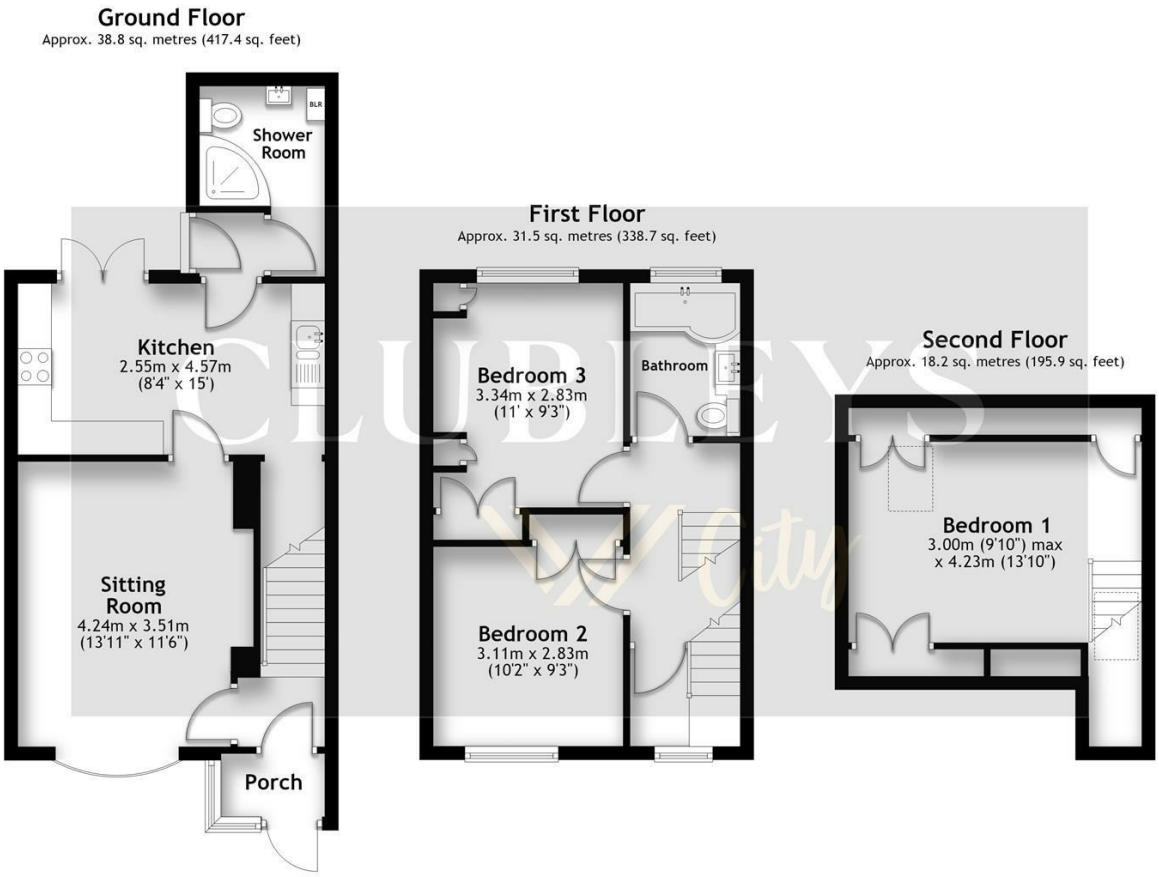












Total area: approx. 88.5 sq. metres (952.1 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

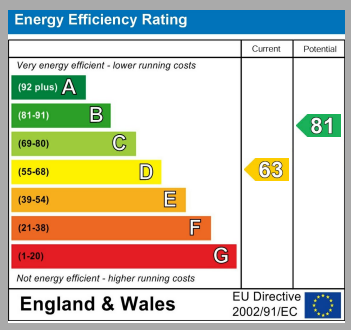
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS City

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.