

- ## Freehold Council Tax Band - A

1ST FLOOR
410 sq.ft. (38.1 sq.m.), approx.

STUDY
9'3" x 4'10"
1.9m x 1.5m

LIVING ROOM
12'0" x 11'0"
3.7m x 3.4m

KITCHEN/DINER
18'1" x 7'10"
5.5m x 2.4m

BEDROOM
16'8" x 10'4"
5.1m x 3.1m

BEDROOM
12'0" x 9'6"
3.7m x 2.9m

BATHROOM
5'1m x 3'1m

UP

DOWN

333 sq.ft. (30.9 sq.m.), approx.



Bramham Grove
Acomb, York
YO26 5BJ

£250,000

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Ashtons Estate Agents are delighted to present this two-bedroom end-terrace home, located in the sought-after residential area of Acomb, to the west of York. Immaculately presented throughout, this property offers an ideal home for first-time buyers, families, or investors alike. The property is perfectly positioned close to Acomb's wide range of local amenities, well-regarded schools, and excellent transport links, including regular bus services to York City Centre and the train station.

Upon entering, a welcoming entrance hall leads to the spacious living room, where natural daylight floods the room through the front window, creating a warm and inviting space. To the rear of the property is the kitchen diner, which spans the width of the home and connects back through to the living room, creating a wonderful flow throughout the ground floor. The kitchen features modern shaker-style wall and base units, complemented by a modern sink and range style cooker, giving the space a charming cottage feel. The dining area enjoys French patio doors opening onto the rear garden.

To the first floor are two generous bedrooms. The primary bedroom is positioned to the front of the property and spans the width of the home, with two windows adding to the bright and tranquil feel. Completing this floor is the house bathroom with a white suite and shower over the bath.

Externally, the property benefits from a lawned front garden, driveway parking, and a side access gate leading to the rear garden, which enjoys a leafy backdrop.

Accessed from the garden is a versatile additional room attached to the house, ideal as a study, snug, or gym, and benefitting from a sink for added convenience.

A viewing is highly recommended.

