



# Bramham Road Acomb, York YO26 5AP

£220,000



Situated in the popular residential area of Acomb, to the west of York, is this well presented and extended two bedroom semi-detached home. Lovingly owned for many years, the property has been thoughtfully extended and offers an excellent opportunity for a new owner to further personalise and create a fantastic family home.

Bramham Road is conveniently positioned close to a range of local amenities, including shops and eateries in Acomb, along with regular bus links providing easy access to York city centre and the train station.

The internal accommodation begins with a welcoming entrance hall leading into a bright and spacious through living room, featuring dual aspect windows that flood the space with natural light. What was once the original kitchen now serves as a dedicated dining area, while the kitchen has been relocated to a rear extension. The kitchen is fitted with ample wall and base units, generous worktop space, and room for appliances. Completing the ground floor is a recently installed three piece shower room and a rear hallway with access out to the garden.

To the first floor are two generous double bedrooms and a modern three piece family bathroom.

Externally, the property enjoys a good sized, east facing rear garden, mainly laid to lawn with two mature plum trees and enclosed by fencing, with a patio seating area. To the front is a well-maintained driveway with brick boundary walls and wrought iron gates, offering off street parking.

Offered with no onward chain, this home presents an exciting opportunity in a well-connected and popular location. Early viewing is highly recommended.

Council Tax Band - B



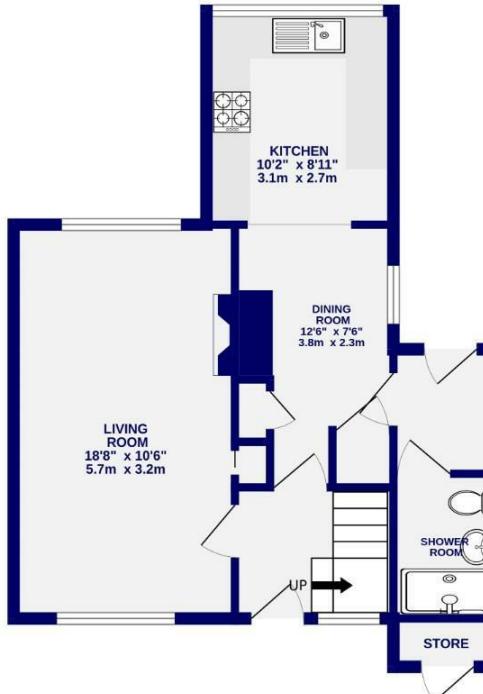


# Bramham Road Acomb, York YO26 5AP

Freehold  
Council Tax Band - B

- Semi Detached House
- Two Double Bedrooms
- Extended To Rear
- Two Bathrooms
- Spacious Garden
- Driveway
- No Onward Chain
- EPC D

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If necessary the garage will form part of the overall floor area and responsibility is taken for any errors, omissions or misdescriptions. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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