



123 Brailsford Crescent
York, YO30 6QF
£224,000

NO ONWARD CHAIN! A fantastic opportunity to purchase 100% ownership at just 80% of the open market value through the Discount for Sale Scheme, with no rent payable. We are delighted to offer to the market this well-proportioned three-bedroom terraced home, offering bright and spacious accommodation in the heart of York. This is an excellent opportunity for first-time buyers, young families or those looking to step onto the property ladder with a substantial saving on the purchase price. The ground floor comprises a welcoming entrance hall, a generous living room, a fitted kitchen with a dedicated dining area, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including a versatile third bedroom that could also be used as a home office or study, together with a modern family bathroom. Outside, the property benefits from off-street parking and an enclosed rear garden, laid mainly to lawn and enclosed by timber fencing, providing an ideal space for relaxing, entertaining and family life.

The property is available through the Discount for Sale Scheme, allowing eligible purchasers to buy 100% of the property for just 80% of its open market value. With no rent to pay and the discount remaining with the property for all future sales, this scheme offers a rare opportunity to enjoy full home ownership while benefiting from a significant reduction in purchase price.

A service charge, payable quarterly, contributes towards the upkeep and management of the communal areas. The current equivalent cost is £126.24 per month.

Please note: The photos on this listing are computer-generated images (CGIs). They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.

Entrance Hall

Lounge
15'7" x 11'6" (4.77m x 3.53m)





Kitchen/Dining

11'7" x 11'5" (3.55m x 3.50m)

Bedroom 1

11'5" x 8'6" (3.50m x 2.61m)

Bedroom 2

14'11" x 8'1" (4.57m x 2.48m)

Bedroom 3/Study

15'6" x 8'3" (4.74m x 2.54m)

Bathroom

7'0" x 6'4" (2.15m x 1.95m)

Outside

Benefitting from off-street parking and good sized rear lawned and timber fenced garden.

Agents note:

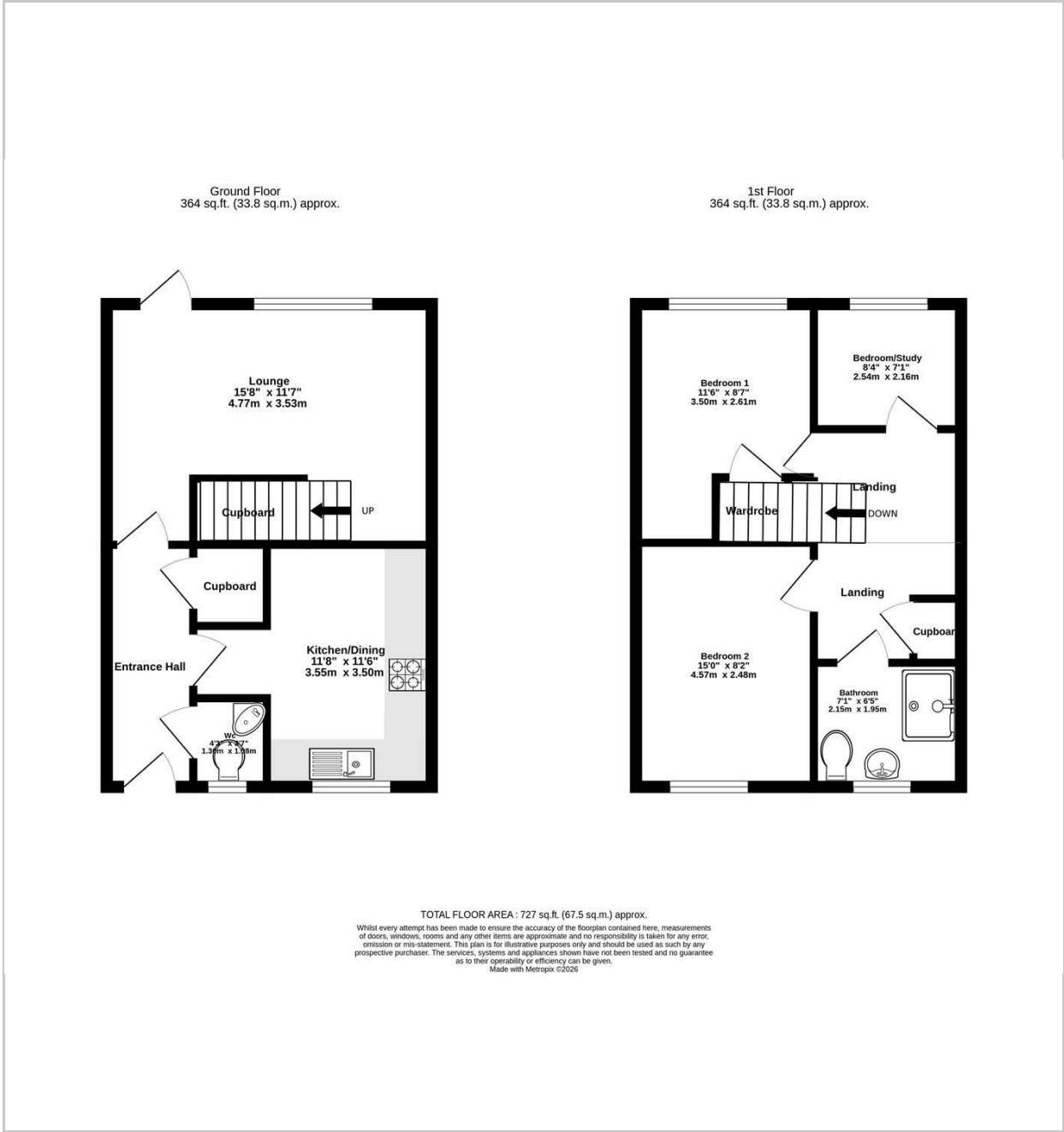
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details

Please note

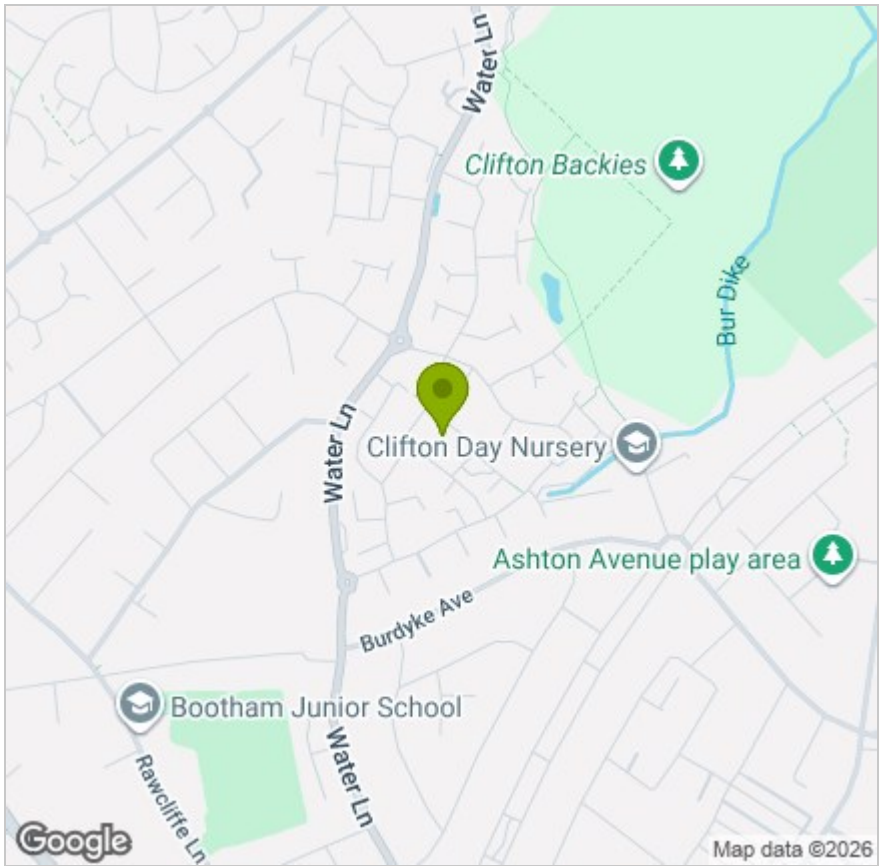
The home is available through the Discount for Sale scheme, allowing buyers to purchase 100% of the property at 80% of the open market value. No rent is payable, and the discount remains with the property for future sales meaning a buyer will only ever pay 80% of the market value but will own 100% of the property. A service charge applies (£126.24) per month equivalent, billed quarterly.



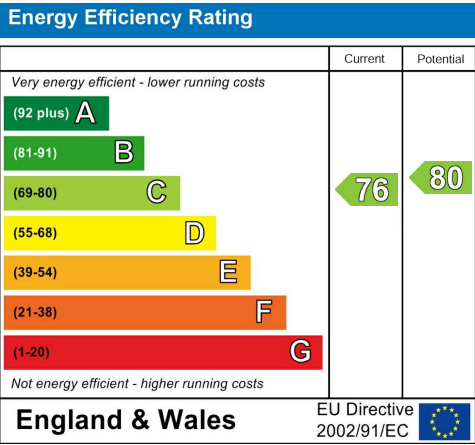
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.