



56 Bramham Avenue  
York, YO26 5DE  
**Guide Price £250,000**



Churchills Estate Agents are delighted to offer For Sale this well presented two double bedroom end of terrace house located in this convenient and popular residential area close to Acomb front street, York's outer ring road with frequent bus links into the city centre. Updated to a very good standard throughout and benefitting from uPVC double glazing and central heating. The internal living accommodation comprises; entrance hallway, lounge, 23ft kitchen and dining room, utility, first floor landing, two first floor double bedrooms and three piece shower room. To the outside is a gravelled front driveway providing generous off street parking and the potential for electric car charging, side access to a paved rear garden with artificial turf area, external studio with power and lighting and further brick built storage. An accompanied viewing is highly recommended.

### Entrance Hallway

Composite entrance door, tiled flooring, column radiator, power points, carpeted stairs to first floor

### Lounge

uPVC double glazed window to front, feature log burner with hearth, carpeted flooring, TV and power points, single panelled radiator

### Kitchen

uPVC window to rear, fitted wall and base units with countertop, one and half sink and draining board with mixer tap, built-in gas hob, eye level oven, two Velux windows, tiled flooring, column radiator, power points

### Dining Area

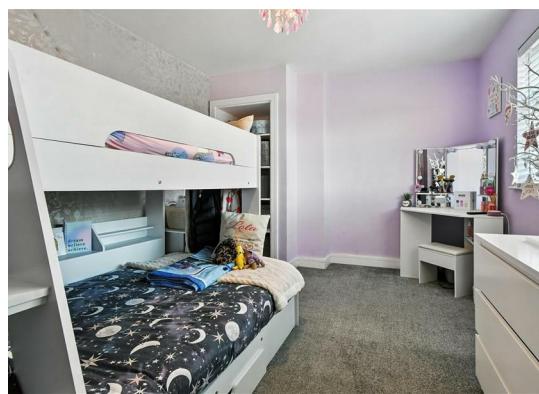
Double glazed French doors onto garden, tiled flooring, power points

### Utility Room

Plumbing and space for washing machine, tiled flooring, power points

### First Floor Landing

Opaque window to side, carpeted flooring, loft access, power points





### Bedroom 1

Two uPVC windows to front, fitted storage, carpeted flooring, double panelled radiator, power points

### Bedroom 2

uPVC window to rear, carpeted flooring, double panelled radiator, power points

### Shower Room

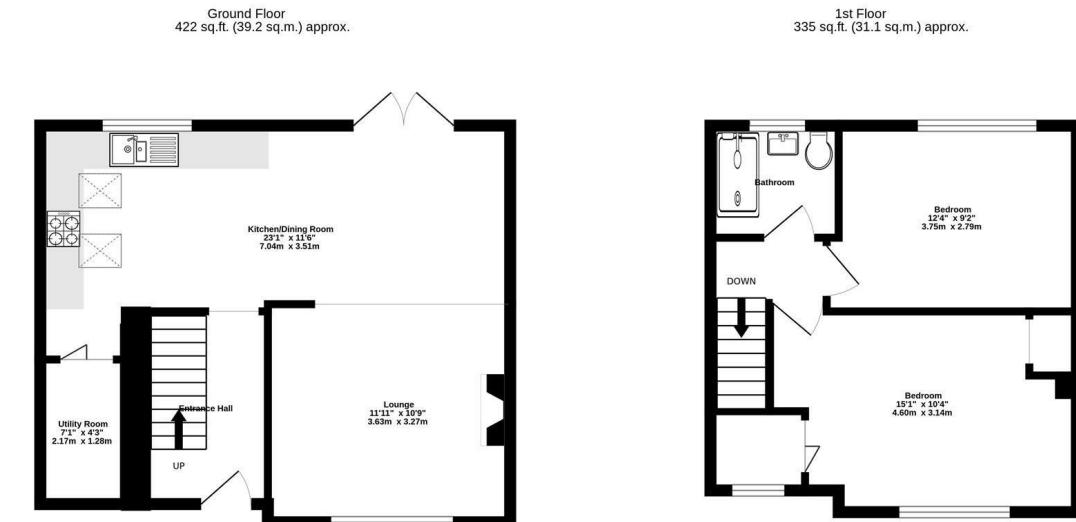
Opaque uPVC window to rear, walk-in mains fed shower cubicle, low level WC, wash hand basin, tiled walls, tiled flooring, towel radiator, recessed spotlights, extractor fan

### Outside

Gravelled front driveway, side access, paved patio, artificial turf, external studio, brick store with power and lighting, timber fence boundary.

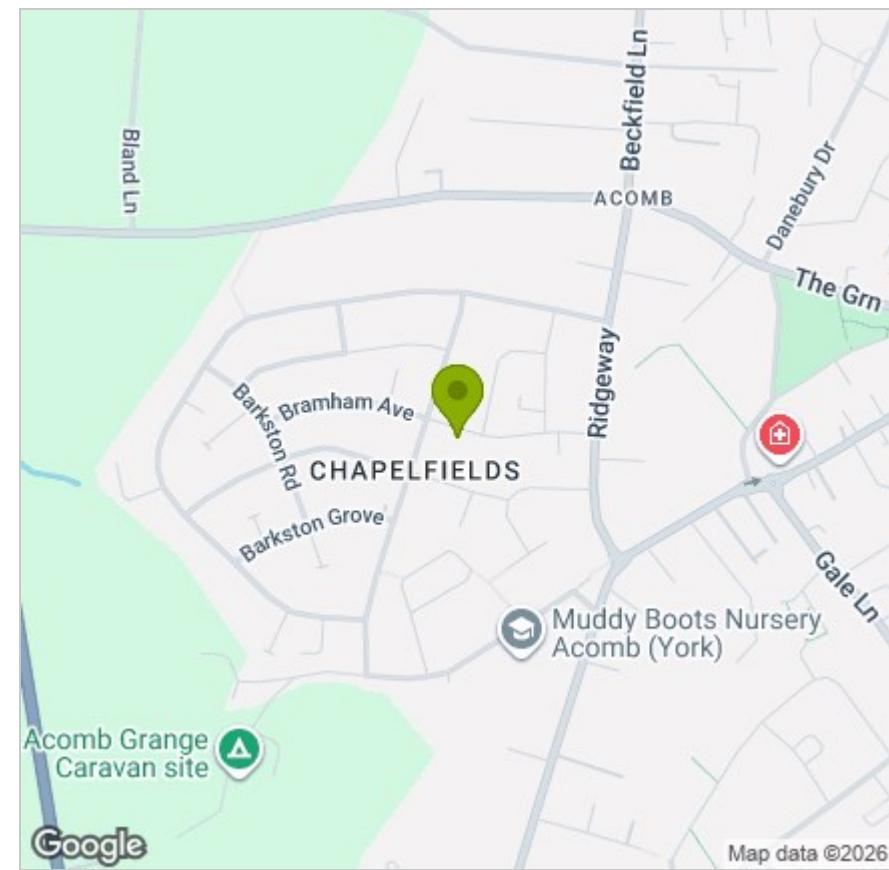


## FLOOR PLAN



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, standard items, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 suitability or efficiency can be given.  
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## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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