



40 Bramham Grove

York, YO26 5BJ

Guide Price £240,000





**FABULOUS TWO BEDROOM SEMI-DETACHED HOUSE WITH UTILITY ROOM AND DELIGHTFUL REAR GARDEN –** Churchills Estate Agents are delighted to offer for sale this two bedroom semi-detached house located in this convenient and popular residential area, close to Acomb Front street and York's outer ring road.

Benefiting from gas central heating and uPVC double glazing throughout, the bright and airy living accommodation briefly comprises; entrance hall, lounge/dining room, fitted kitchen, utility room, first floor landing, two first floor double bedrooms and three piece house bathroom suite. To the outside is a front gravelled driveway providing off street parking and the potential for electric car charging, side access leading to a beautiful rear garden with patio area, lawn, insulated workshop and timber shed (both with power) as well as mature plants and borders. An internal viewing of this impressive house is highly recommended.

### **Entrance Hallway**

uPVC entrance door, laminate flooring, carpeted stairs to first floor

### **Lounge/Dining Room**

uPVC windows to front and rear, double panelled radiator, TV and power points, laminate flooring

### **Kitchen**

uPVC window to rear, double panelled radiator, fitted wall and base units with countertop, one and half stainless steel sink and draining board, built-in five ring gas hob, eye level double oven, vinyl flooring, integrated dishwasher, space and plumbing for appliances, power points

### **Utility Room**

Opaque uPVC window to rear, uPVC window to front, vinyl flooring, spotlights, power points







### **First Floor Landing**

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

### **Bedroom 1**

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

### **Bedroom 2**

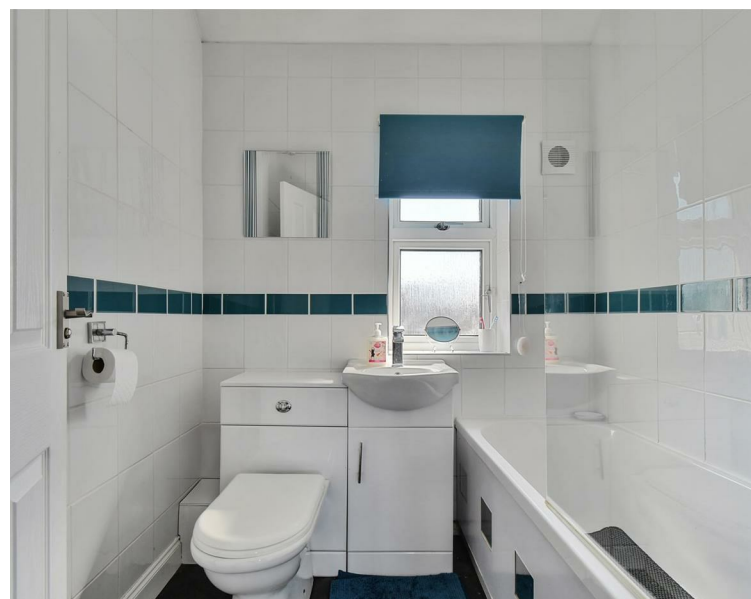
uPVC window to rear, double panelled radiator, carpeted flooring, power points

### **Bathroom**

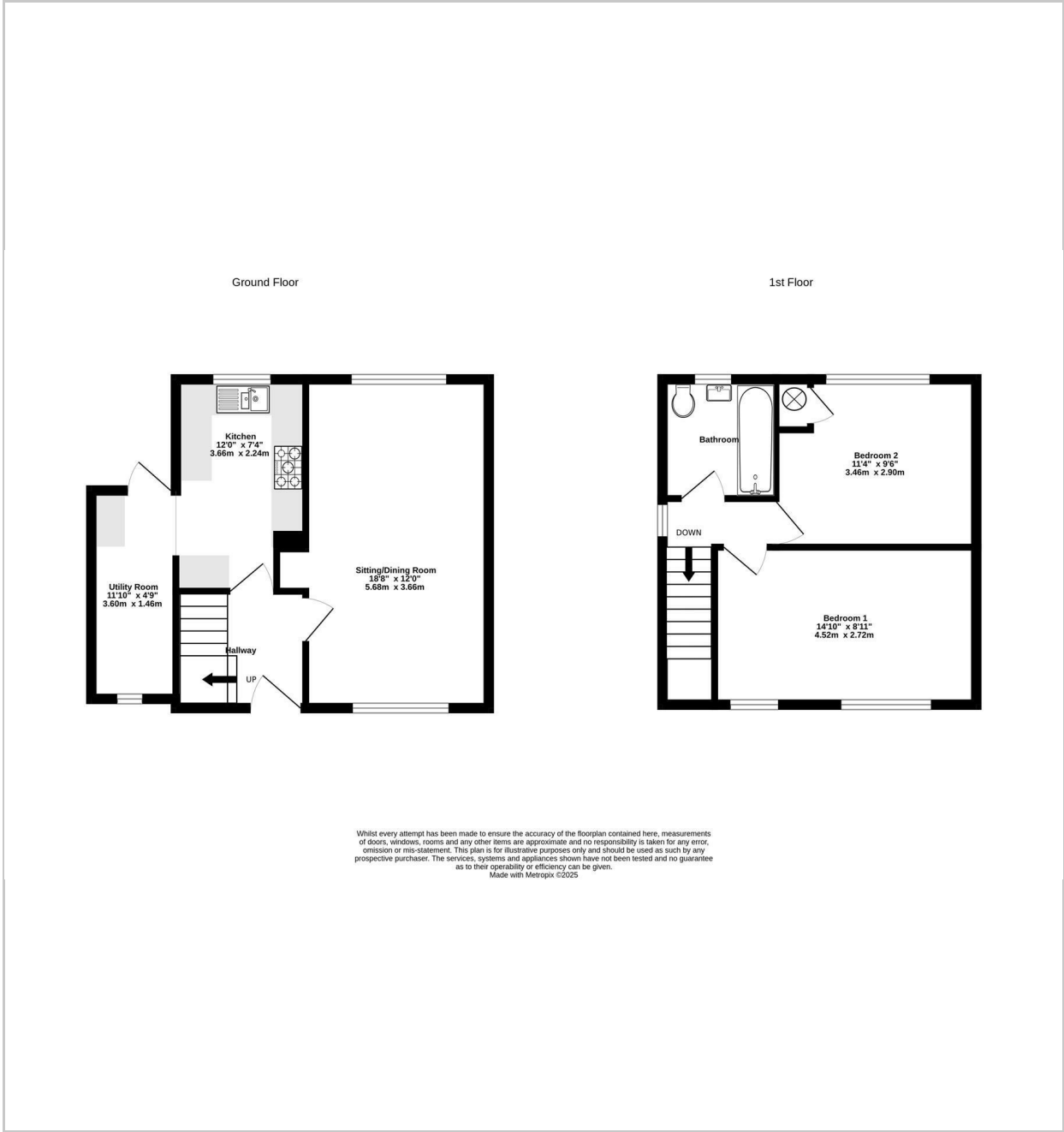
Opaque uPVC window to rear, panelled bath with electric shower over, low level WC, wash hand basin, vinyl flooring, extractor fan, towel radiator

### **Outside**

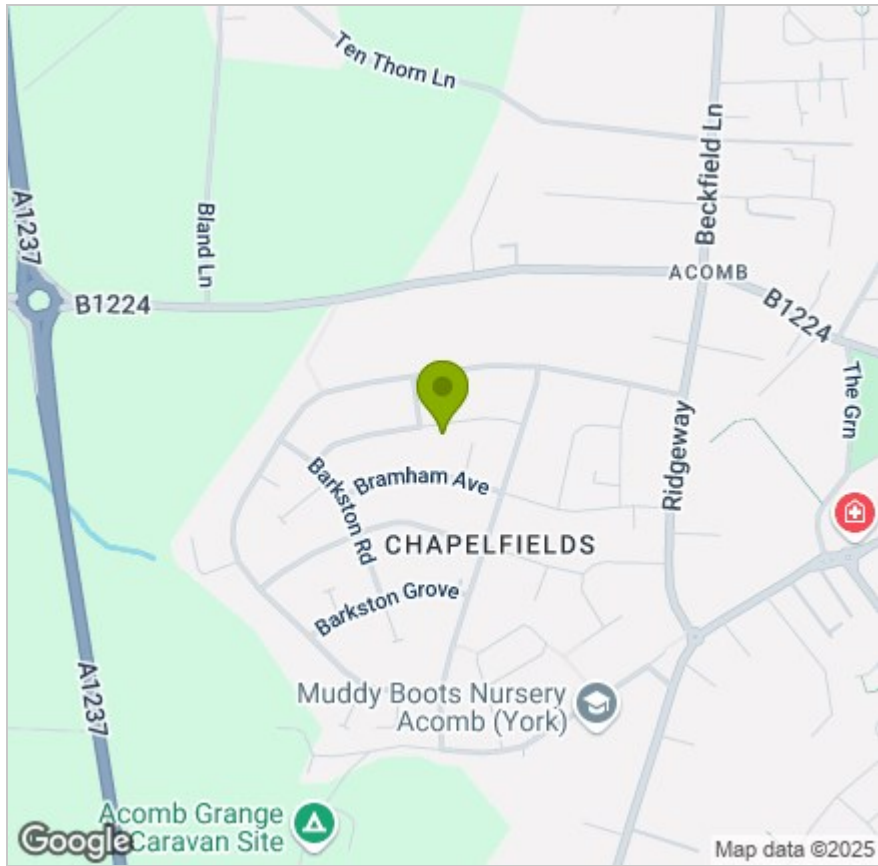
Front gravelled driveway with timber fence boundary, side access to rear. Rear garden with patio, lawn, timber fence boundary, flower borders, outside tap, power sockets. Insulated workshop with power and lighting, timber storage shed with power and lighting.



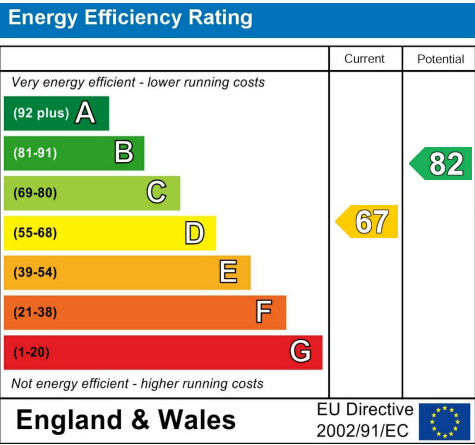
FLOOR PLAN



LOCATION



EPC



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