



40 Bramham Grove
York, YO26 5BJ

Guide Price £240,000

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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

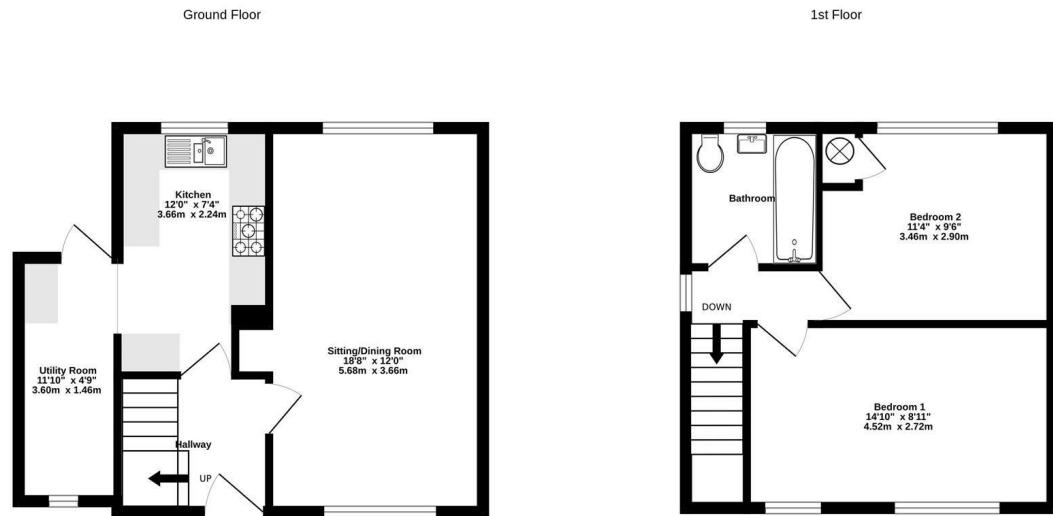
Opaque uPVC window to rear, panelled bath with electric shower over, low level WC, wash hand basin, vinyl flooring, extractor fan, towel radiator

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.



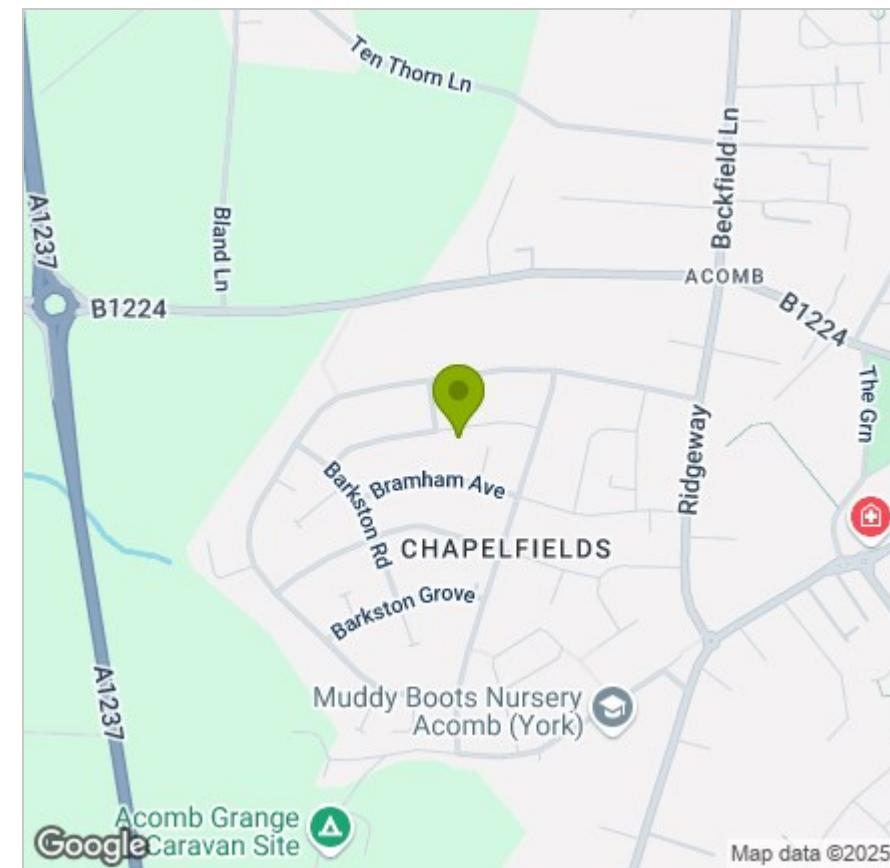
FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 equipment shown have not been tested and no guarantee as to their operability 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		82
(69-80) C		
(55-68) D	67	
(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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