



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

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NO ONWARD CHAIN! We as agents are delighted to offer to the market this well-proportioned three-bedroom terraced home which offers bright, comfortable living in the heart of York. The ground floor features a spacious living room, a fitted kitchen with a dedicated dining area, and a convenient WC. Upstairs, there are three good-sized bedrooms and a modern family bathroom, making the home ideal for families or first-time buyers. The property also benefits from off-street parking.

A service charge applies (£126.24) per month equivalent, billed quarterly. 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.

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

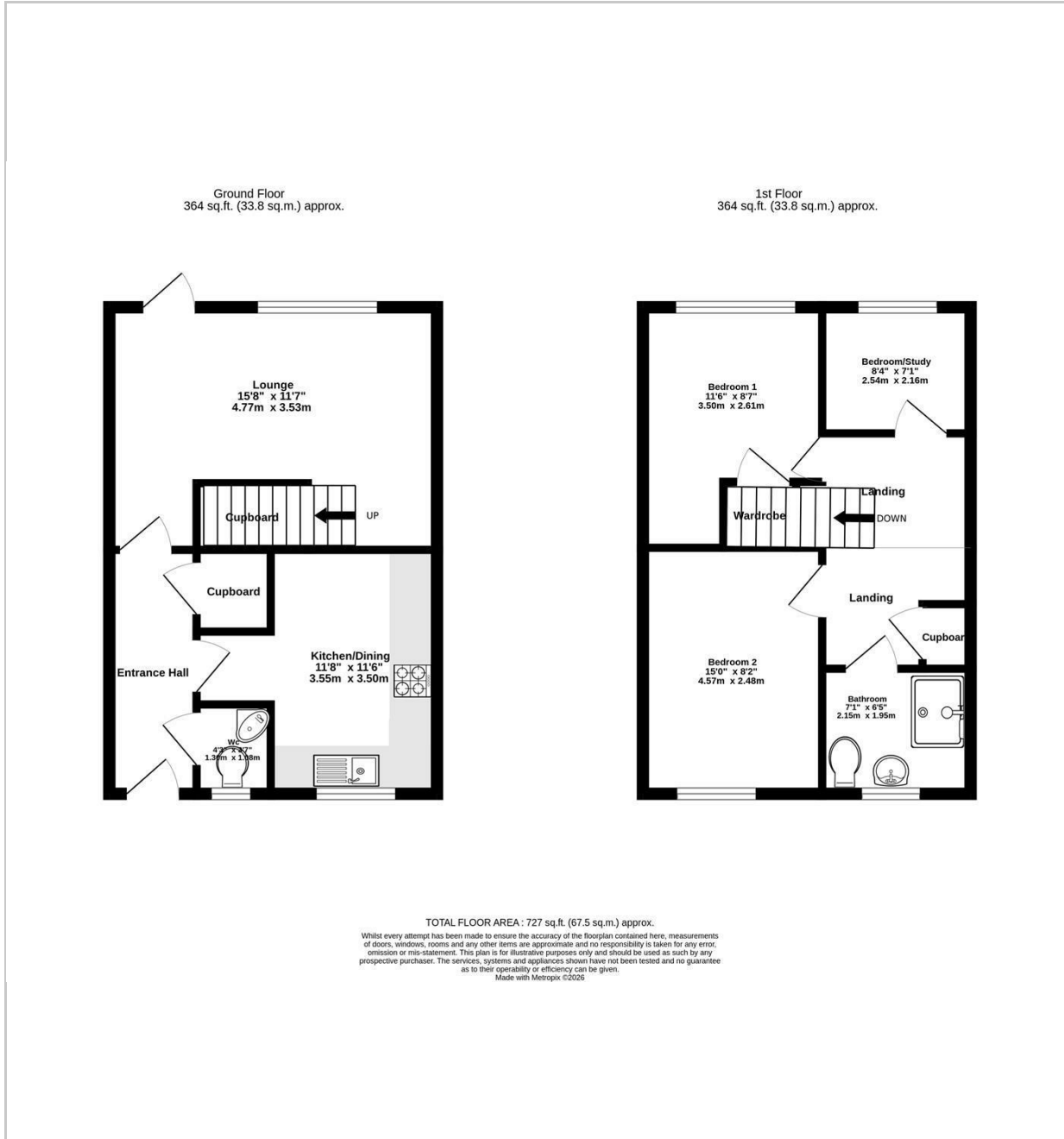




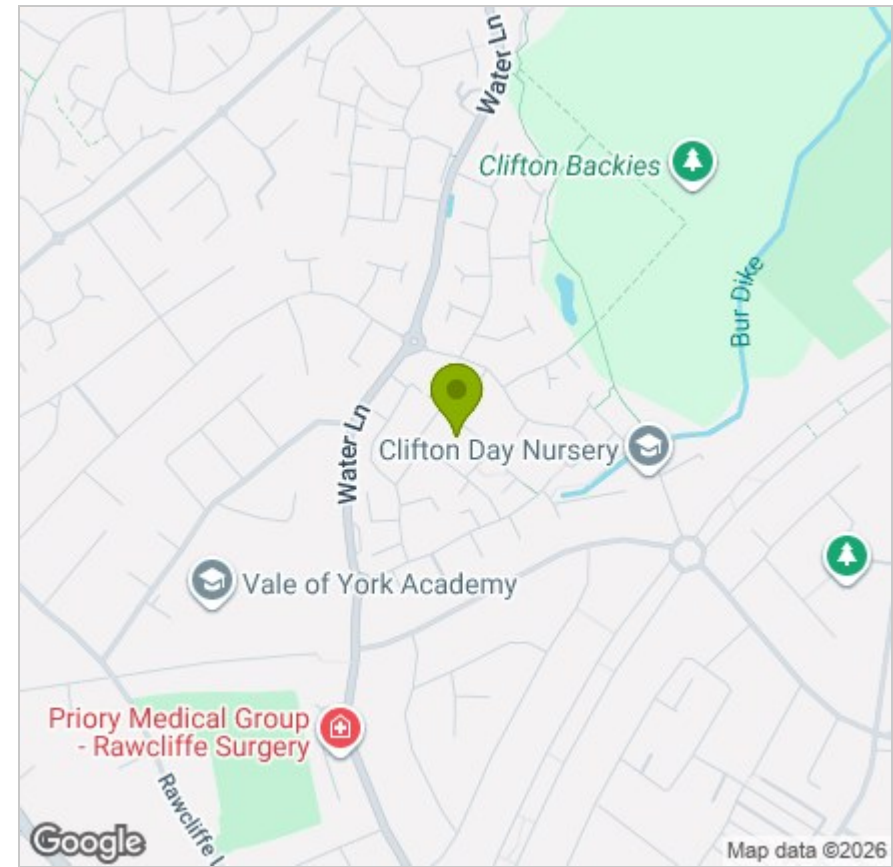
all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details



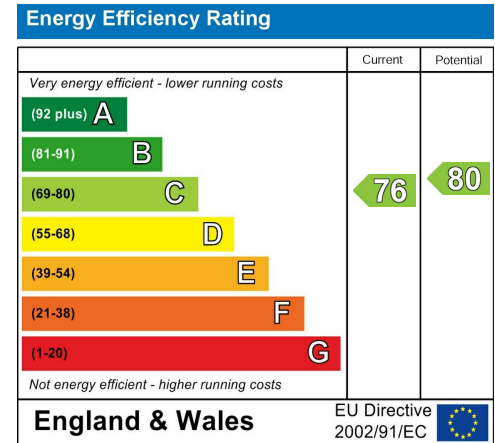
FLOOR PLAN



LOCATION



EPC



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