



40 Bransholme Drive Rawcliffe
York, YO30 4XN
Guide Price £374,950

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ATTENTION INVESTORS! Churchills are delighted to present this extended semi detached house currently split in to 2 properties. Both properties are housing 2 students paying £140.00 per week and 2 students paying £135.00 per week to include all bills). The property itself is well presented throughout and could be made back into a family home if required, it also has easy access to Rawcliffe's Park and Ride plus the city centre and road links to further afield. Property 1 comprises entrance hall, lounge, downstairs WC, kitchen diner with stairs leading to the first floor landing, 3 bedrooms and bathroom. To the front is an allocated parking space whilst to the rear is a fully enclosed rear garden. Property 2 comprises large kitchen diner, lounge, inner hall, 2 double bedrooms, study and bathroom. To the front is an allocated parking space. Other features include uPVC double glazing and gas central heating. An internal viewing is recommended to appreciate the accommodation on offer.



PROPERTY ONE

Entrance Hall

Radiator, window to side. Wooden flooring.

Downstairs WC

Window to front, sink set in vanity unit, low level WC, radiator. Vinyl flooring.

Lounge

15'6 x 15'8 (4.72m x 4.78m)

Window to front, ceiling coving, electric fire, radiator. Wooden flooring.

Kitchen Diner

15'7 x 8'3 (4.75m x 2.51m)

Well fitted with an excellent range of base and wall mounted units incorporating roll top surfaces, ceramic hob with extractor fan, electric oven, 1 1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine, tiled splashbacks, radiator, French doors to garden, window to rear, ceiling coving, spotlights to ceiling. Stairs to first floor.

First Floor Landing

Window to side, radiator, storage cupboard. Doors to;





Bedroom 1

11'9 x 8'2 (3.58m x 2.49m)

Window to rear, dado rail, radiator.

Bedroom 2

12'1 x 9'3 (3.68m x 2.82m)

Window to front, radiator.

Bedroom 3

9'2 x 6'3 (2.79m x 1.91m)

Window to front, radiator.

Bathroom

Panelled bath, wash hand basin, low level WC.

Outside

To the front is an allocated parking space whilst to the rear is a fully enclosed lawned garden.

PROPERTY TWO

Kitchen

16'6 x 10'11 (5.03m x 3.33m)

Well fitted with an excellent range of base and wall units incorporating roll top work surfaces, ceramic hob with extractor fan above, electric oven, single sink with mixer tap, plumbing for automatic washing machine, radiator, walk in cupboard housing boiler. Vinyl flooring. Opening to;

Lounge

Window to rear, radiator.

Bedroom 1

12'4 x 8'1 (3.76m x 2.46m)

Window to front, radiator, access to loft space. Opening to;

Study/Dressing Room

6'4 x 5'10 (1.93m x 1.78m)

Window to front, radiator.

Bedroom 2

12'6 x 8' (3.81m x 2.44m)

Window to rear, radiator.

Bathroom

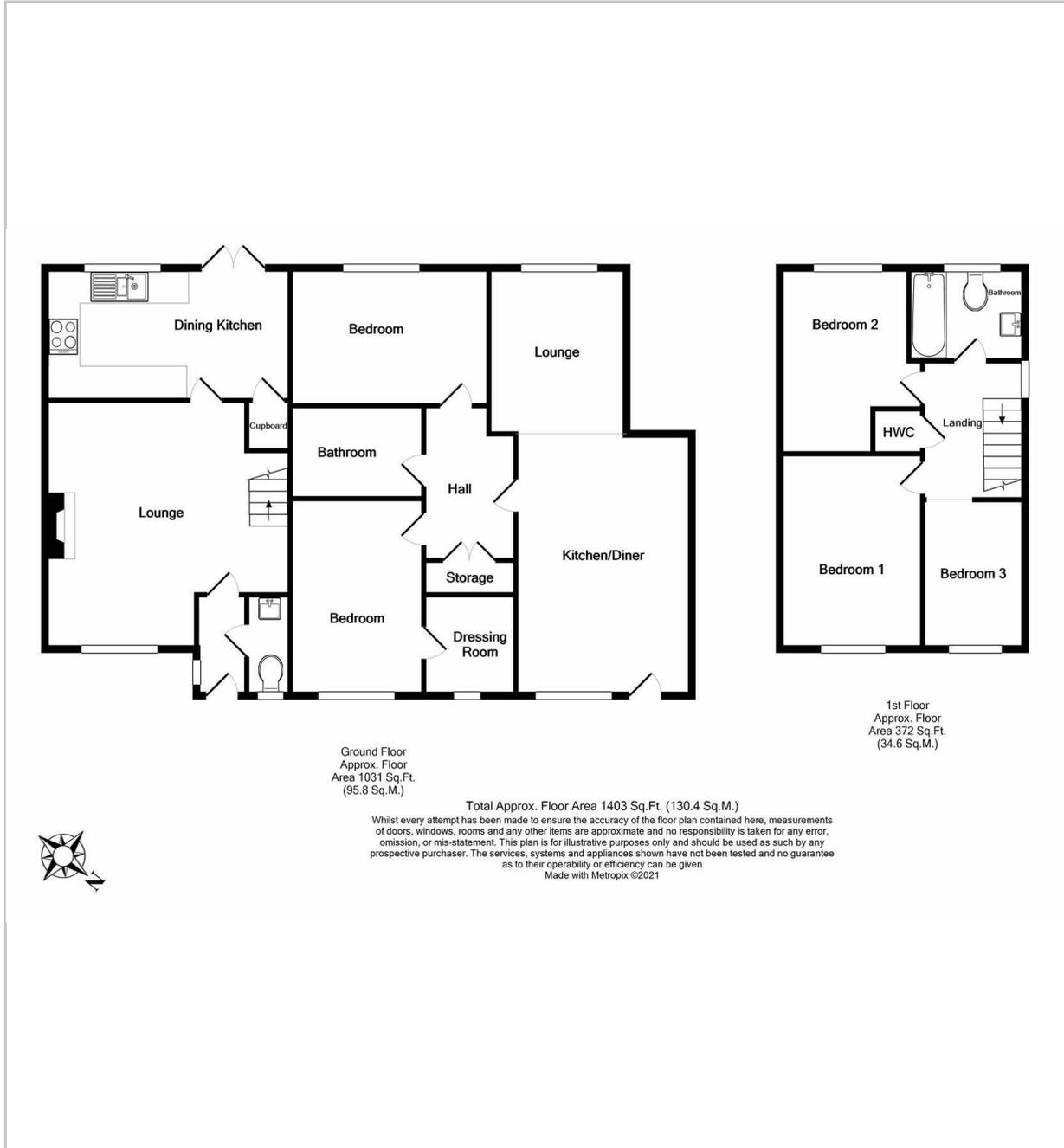
P-Shaped bath, pedestal wash hand basin, low level WC. Vinyl flooring.

Outside

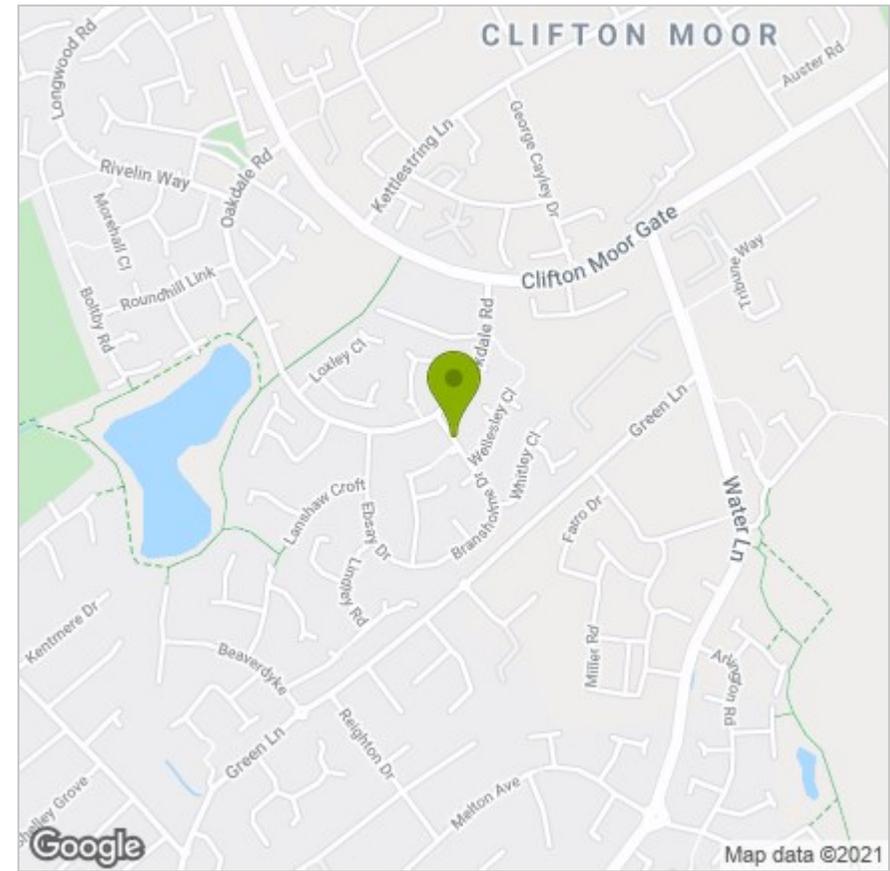
To the front is an allocated parking space.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(55-68) D			
(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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