



10 Branton Place
York, YO26 5BQ
Guide Price £240,000

IDEAL FIRST TIME BUY!

Tucked away at the end of the cul-de-sac is this 3 bedroom mid terrace property with a generous rear garden and off street parking. Conveniently located to the West of York, the property is well placed for access to the A1237, York city centre, local schools and an excellent range of shops and amenities in nearby Acomb. An entrance hall leads into a good sized, dual aspect lounge, with the kitchen providing practical space for everyday living. Stairs lead to the first floor where there are three well proportioned bedrooms and a family shower room. To the front, a driveway provides off-road parking, while the rear boasts a generous, fully enclosed lawned garden.

An early viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Entrance door, under stairs cupboard.

Lounge

Windows to front and rear, radiator, TV point, power points.

Kitchen

Window to rear, range of base and wall mounted units incorporating roll top work surfaces, gas hob, electric oven, one and a half sink with mixer tap over, radiator, power points.

Utility Area

Window to front, plumbing for washing machine.

First Floor Landing

Window to rear. Doors to;

Bedroom 1

Window to front, built in cupboard, radiator, power points.

Bedroom 2

Window to front, radiator, power points.





Bedroom 3

Window to rear, radiator, power points.

Shower Room

Walk-in shower cubicle, was hand basin, low level WC.

Outside

To the front is a drive providing off street parking whilst to the rear is an extensive fully enclosed lawned garden.

Agents Note:

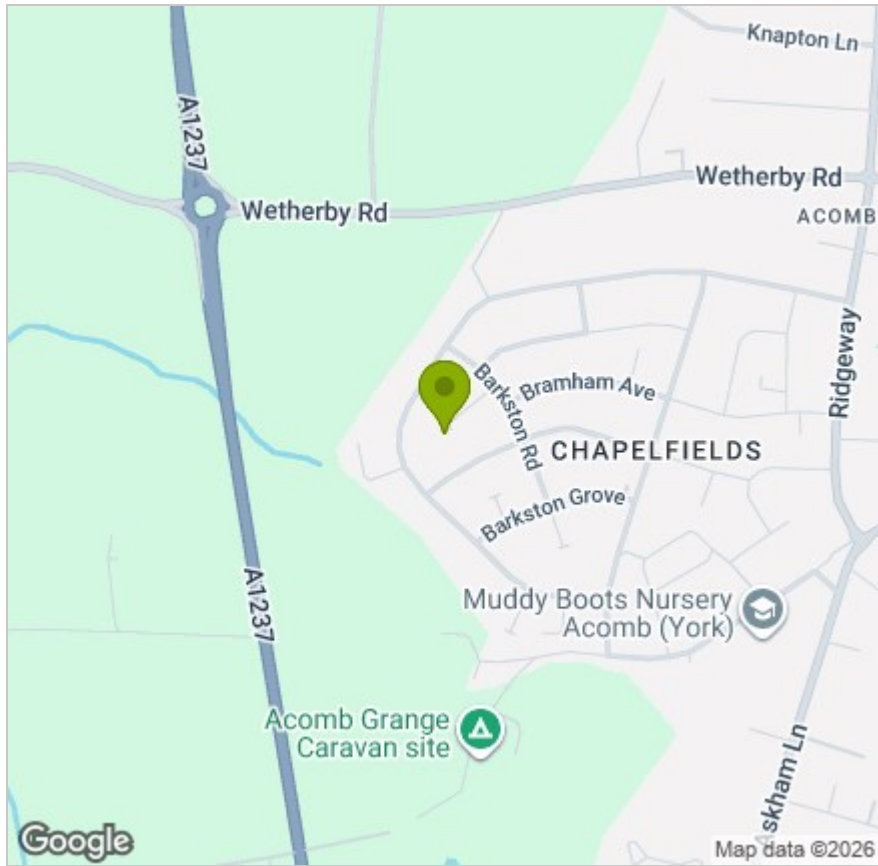
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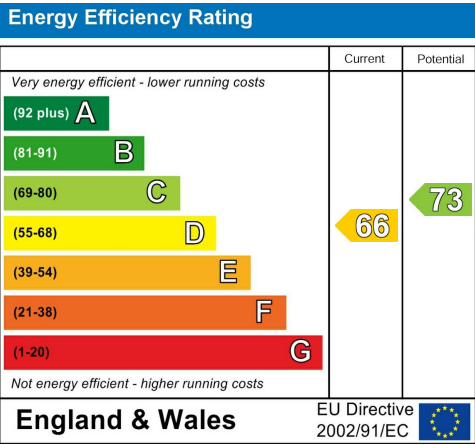
FLOOR PLAN



LOCATION



EPC



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