

## Bramham Avenue, York, YO26 5DE

- Extended Property
- Beautifully Maintained Throughout And Ready To Move Into
- South-Facing Rear Garden With Large Garden Office
- Council Tax Band B
- Well-Proportioned Mid-Terrace Family Home
- Three Bedrooms Plus Family Bathroom
- Driveway Parking For Multiple Vehicles

**£260,000**



# Bramham Avenue, York, YO26 5DE

## DESCRIPTION

A well-proportioned mid-terrace family home situated on the sought-after Bramham Avenue, offering spacious accommodation, a generous rear garden and excellent potential for extension (subject to consents). Beautifully maintained by the current owners, the property is ready to move into while still offering scope to personalise.

The ground floor includes a bright entrance porch and hallway, along with a sizeable utility/W.C. A bright and well-sized living room with dual-aspect windows opens into an extended full-width snug / diner to the rear, providing an ideal second reception space with access to the garden. This family area leads through to a well-appointed kitchen with ample work and storage space.

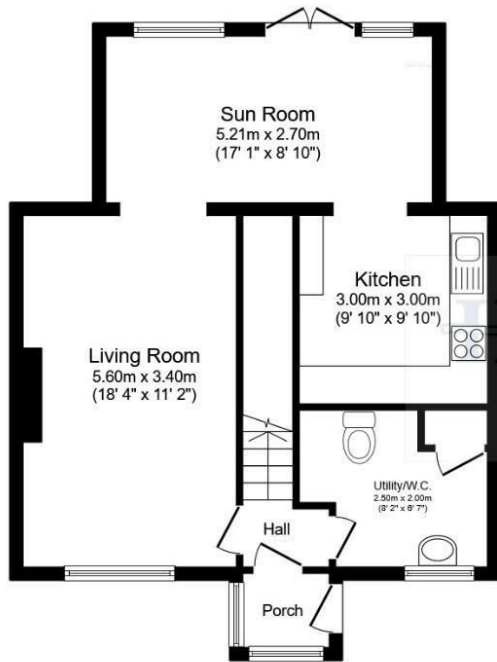
Upstairs, the property offers three bedrooms — two generous doubles and a single — along with a family bathroom and separate W.C. The layout provides flexibility for those looking to modernise or reconfigure.

Outside, the home enjoys a great-sized and cleverly compartmentalised south-facing garden with plenty of space for families and excellent potential for landscaping or extension. Part paved and part lawned, it caters perfectly for a range of uses. Additionally, there is a large garden office, ideal for those who work from home. To the front, the property benefits from a driveway with space for multiple vehicles.

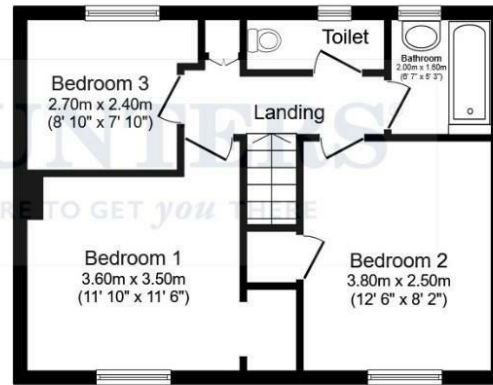
Bramham Avenue is a popular residential location with convenient access to local schools, shops and transport links, and is within easy reach of York city centre. This is an excellent opportunity to secure a well-kept family home in a terrific part of the city.



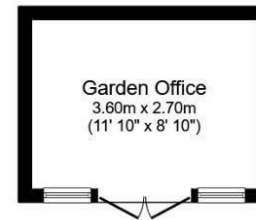




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 99.5 sq.m. (1,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Viewings**

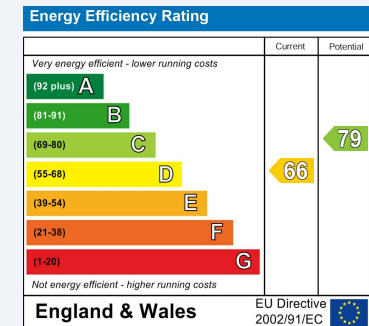
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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