



Bracken Road, York

- SOUGHT AFTER LOCATION
- ENSUITE BATHROOM
- DOWNSTAIRS W.C
- FOUR BEDROOMS
- EPC RATING C
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- KITCHEN DINER
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND D

Guide Price £535,000

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Bracken Road, York

DESCRIPTION

A four bedroom, semi detached home in a highly sought after residential location bordering Knavesmire Woods.

Upon entering the property there is an entrance hallway which houses the downstairs W.C and the stairs to the first floor. The kitchen diner features a range of base and wall units, integrated oven with hob and extractor fan above, there is also space and plumbing for white goods. Patio doors lead from the dining area to the rear garden.

The property has two spacious reception rooms, one to the front of the property with windows to dual aspects allowing in plenty of light, the second is to the rear with patio doors out to the rear garden.

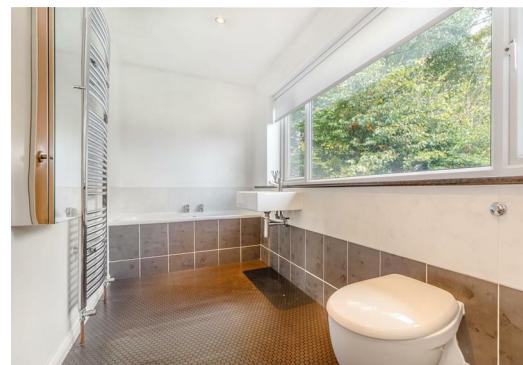
The first floor has four bedrooms, the main of which has an ensuite bathroom with sink, W.C bath and separate shower cubicle. The internal accommodation is completed by the family bathroom with sink, W.C and bath.

Externally the property has a driveway to the front offering off street parking for multiple vehicles, gated access at the side leads to the rear garden which is mainly laid to lawn with a large decked area.

Bracken Road is located just off Tadcaster Road and offers a wealth of local amenities including a supermarket and York Racecourse, the A64 and York College are within easy reach and the city walls are approximately 2 miles away.

Viewing of this property is highly recommended to truly appreciate all it has to offer.

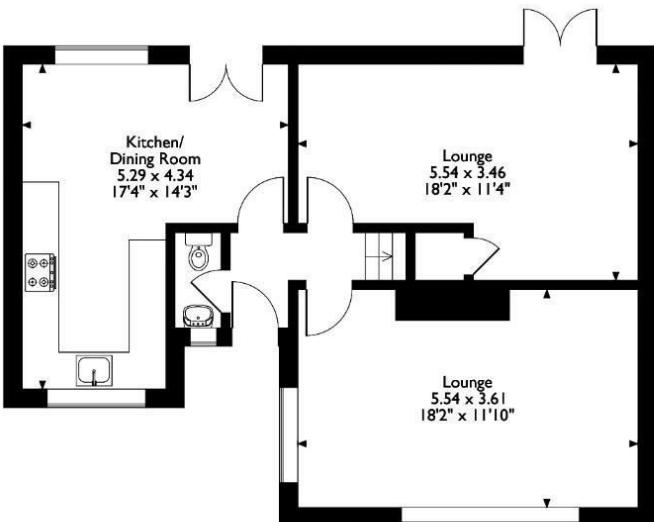
This is a Freehold property. Council Tax Band D.





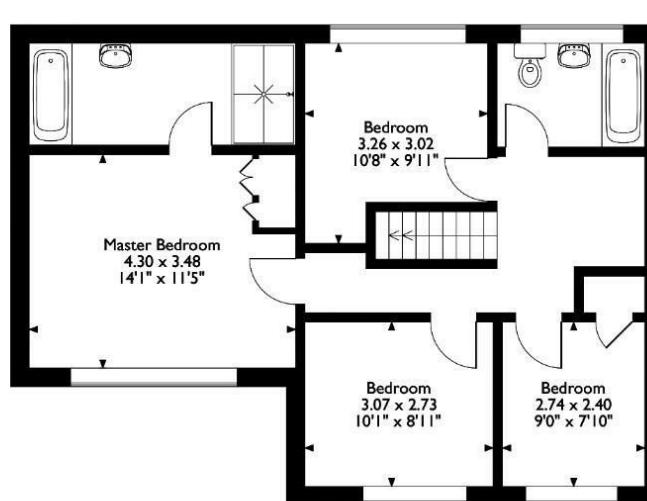
34 Bracken Road, York

Approximate Gross Internal Area 126 Sq M/1356 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com [https://www.hunters.com](http://www.hunters.com)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	75	85
(69-80)	C		
(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	

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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