



Bransholme Drive, York

- THREE BEDROOMS
- GARAGE
- KITCHEN DINER
- EPC RATING D
- SOUGHT AFTER LOCATION
- GARDEN
- COUNCIL TAX BAND C

Guide Price £280,000

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Bransholme Drive, York

DESCRIPTION

A well presented three bedroom, end townhouse in the popular Clifton Moor area of York.

Upon entering the property there is an entrance hallway leading through to the sitting room with its feature fireplace creating a focal point, there is also an understairs storage cupboard.

Beyond the sitting room you have the kitchen diner which offers a range of base and wall units, an integrated oven with hob and extractor fan above as well as space and plumbing for free standing white goods.

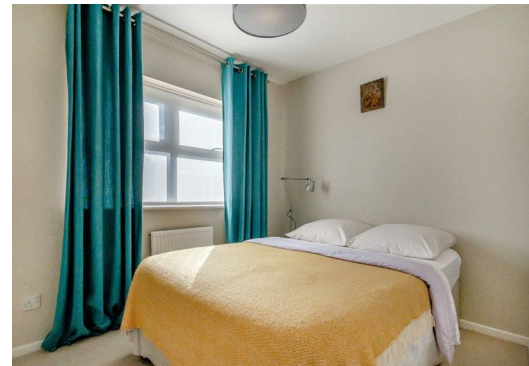
To the first floor you have three bedrooms, one of which has built in wardrobes. The family bathroom completes the internal accommodation and has a sink with vanity unit, W.C and bath with shower over.

Externally the property has a lawned front garden and driveway leading down the side of the property to the detached garage, to the rear is a lawned garden with patio seating area.

Bransholme Drive is a popular residential street that offers excellent access to Clifton Moor retail park and the wealth of amenities it has to offer. York ring road is just a short drive away and regular bus service provides access to the city centre.

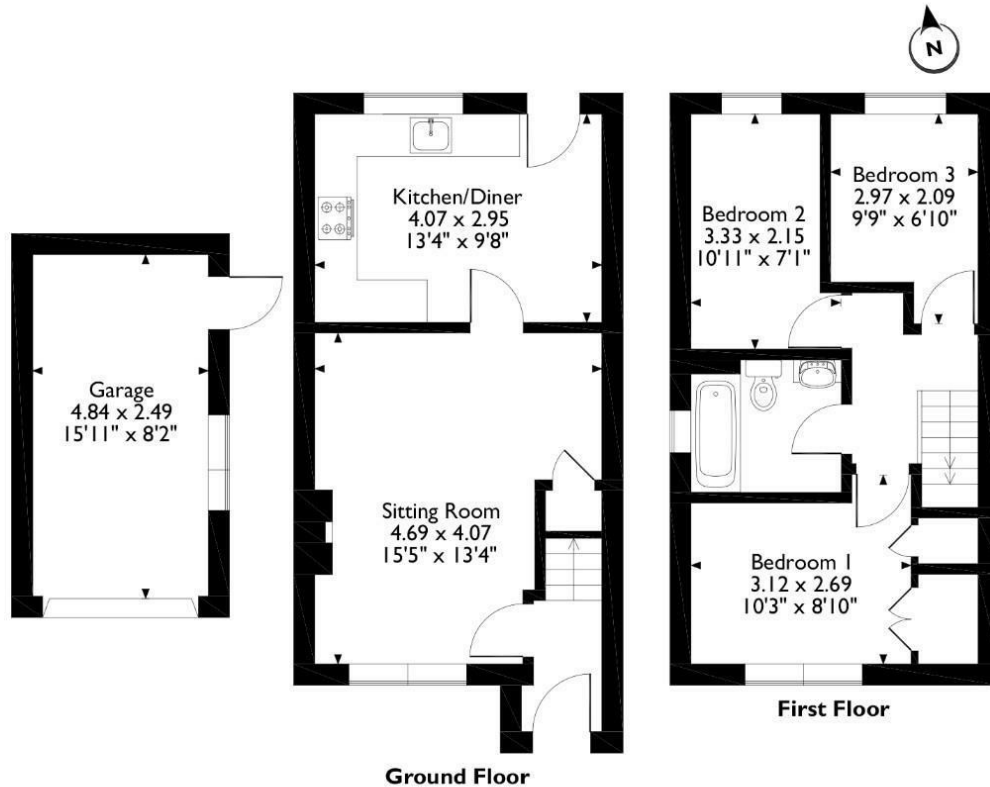
Viewing of this property is highly recommended to truly appreciate all that it has to offer.

This is a Freehold property. Council Tax Band C.





52 Bransholme Drive, York
 Approximate Gross Internal Area
 Main House = 65 Sq M/699 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 77 Sq M/828 Sq Ft



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.

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>



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

