

**FOR SALE**



**Stone Bramble, Harrogate**

**MARTIN & CO**



## Stone Bramble, Harrogate

Two bedroom, Semi detached

Asking Price Of £250,000

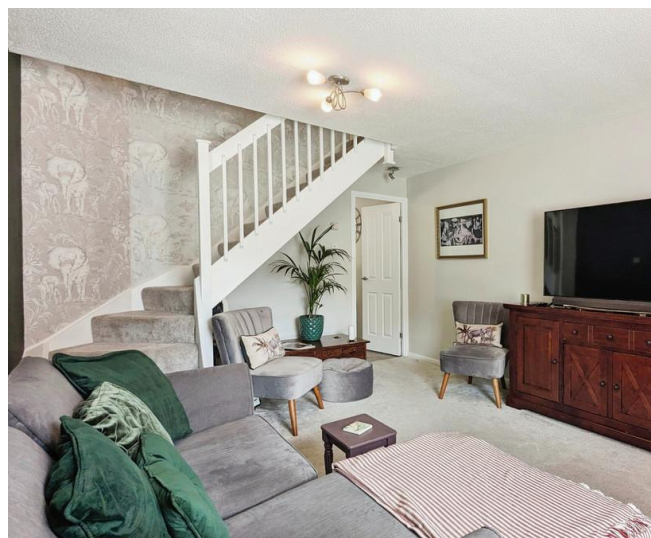
- Offered for sale with no onwards chain
- Popular location
- Ideal for first time buyers
- Cul de sac
- Garage

A charming two bedroomed semi-detached property situated on Stone Bramble, Harrogate. This lovely property would be ideal for both a first home and those looking to downsize.

Stone Bramble is situated in the Killinghall Moor area of Harrogate. Within close proximity to local amenities, schools, and green spaces. As well as a regularly serviced bus route and easy access to both the A59 Skipton Rd and A61 Ripon Road.

This attractive property, occupying a generous plot, within this delightful cul de sac offers a fantastic first impression thanks to its well-maintained garden and convenient off-street parking.

Upon entering the property via the internal porch, with useful storage, you will find the generously proportioned living room. Which has a light and airy feel whilst still offering a homely space to unwind.



Leading through to the separate Kitchen diner, which has been fitted with a range of timeless white units, built in oven, four ring gas hob & extractor, plumbing for a dish washer and space for fridge freezer. Room for dining and external door accessing the enclosed rear garden and standalone garage.

Heading upstairs you will find two well-proportioned double bedrooms.

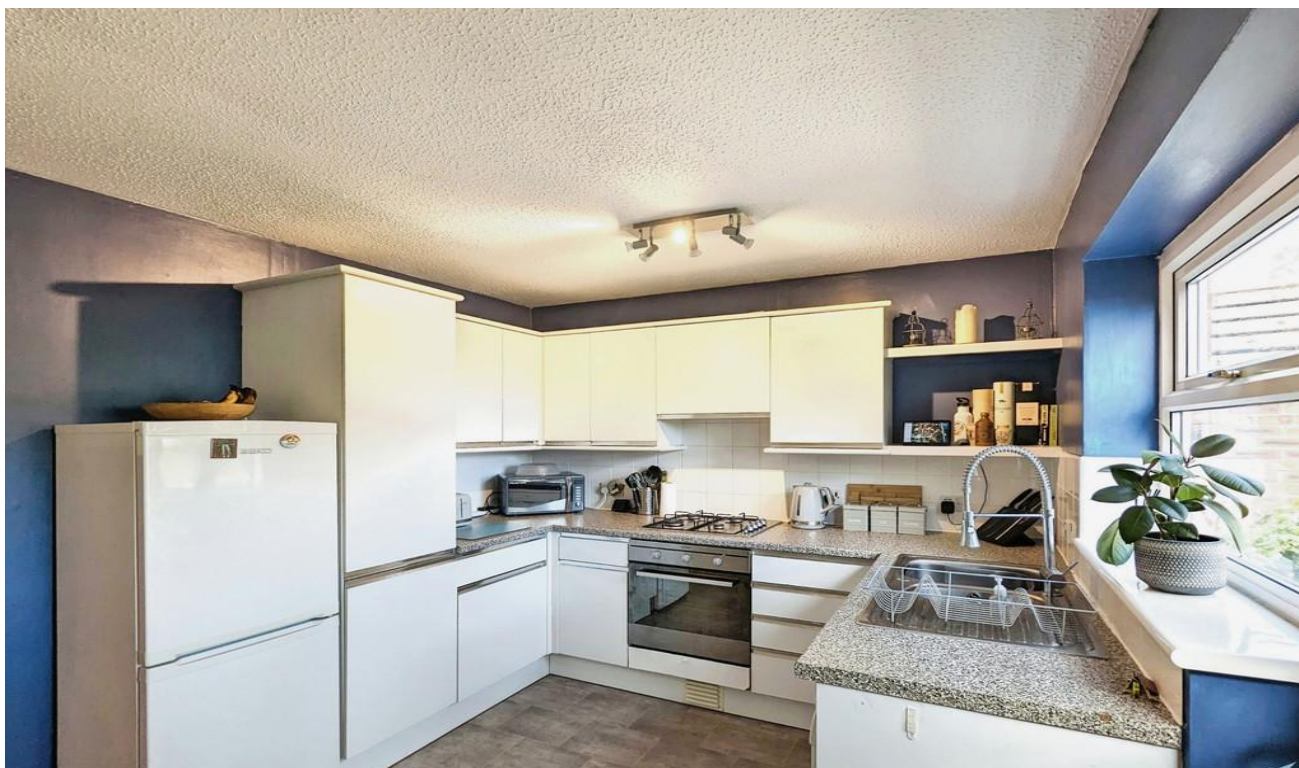
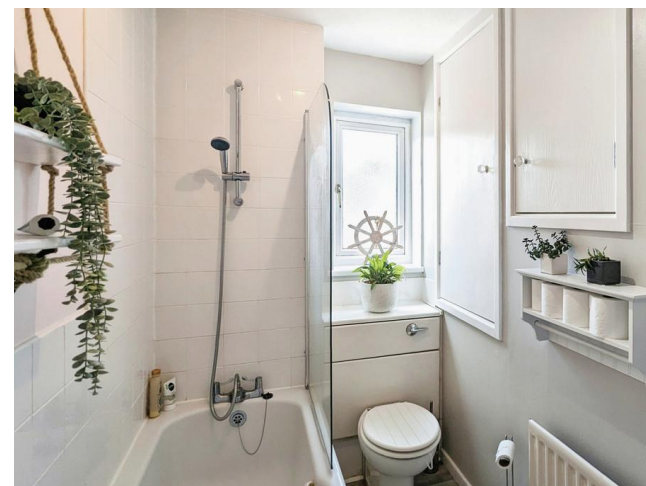
House bathroom with shower over bath, basin, WC. With the addition of two handy storage cupboards, making the most of the over stair's space.

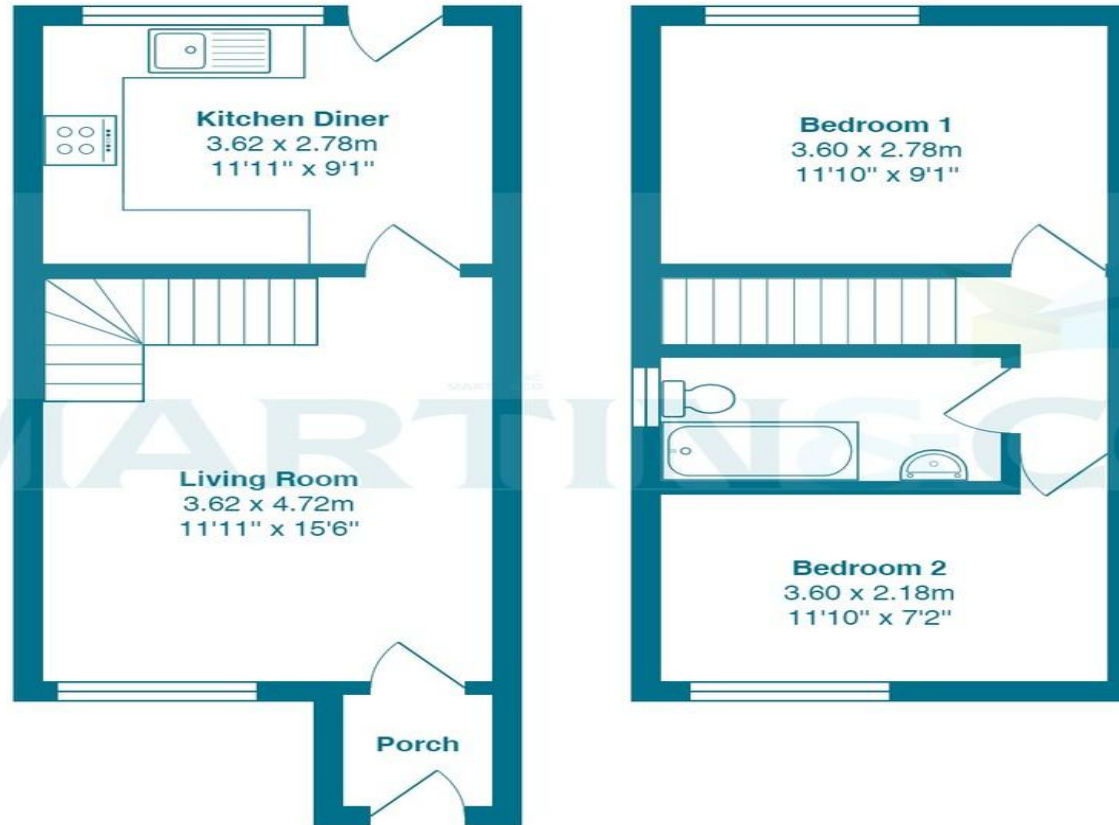
To the rear, the south facing garden has been securely enclosed, with open aspect beyond.

Offering a fantastic mix of both a lawn area and paved areas.

The single garage has pedestrian access from the rear garden as well as an up and over door to the front and is fitted with electrics and plumbing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Stone Bramble, Harrogate, HG3 2ND**

Total Area: 57.1 m<sup>2</sup> ... 614 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Martin & Co Harrogate**

5 Raglan Street • Harrogate • HG1 1LE  
 T: 01423565556 • E: harrogate@martinco.com

**01423 565556**

<http://www.martinco.com>

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