

**FOR SALE**



**Stone Bramble, Harrogate**

**MARTIN&CO**



## Stone Bramble, Harrogate

Two bedroom, Semi detached  
Offers In Excess Of £250,000

- Popular residential location
- Immaculately presented
- Ideal for first time buyers
- Off street parking
- Cul de sac
- Enclosed garden
- Tenure: Freehold
- Council tax band: C
- Estimated rental income  
**£995PCM**



Martin & co are delighted to offer to the market, this desirable two bedroomed semi-detached property situated on Stone Bramble, Harrogate. This beautifully presented property would be ideal for first time buyers, having been renovated to a high standard, it is now ready for its next owners to make it their home.

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.

Arriving at this attractive property, within this delightful cul de sac, there is a block paved driveway with parking for several vehicles.

Upon entering the property via the internal porch, you will find the generously proportioned living room. Which has been tastefully decorated, offering a light & airy feel, whilst retaining a homely charm thanks to its feature fireplace, with electric "wood burner style" fire, wood flooring, and plantation shutters.

Leading through to the separate dining kitchen, which has been fitted with a range of timeless cream units, built in oven, four ring hob & extractor, plumbing for a washing machine and space for fridge freezer. Room for dining, panelled feature wall and external door accessing the enclosed rear garden.

Heading upstairs you will find the main bedroom which has been elegantly decorated, fitted floor to ceiling built in wardrobes, high quality carpets and plantation shutters.

Beautiful recently fitted house bathroom with shower

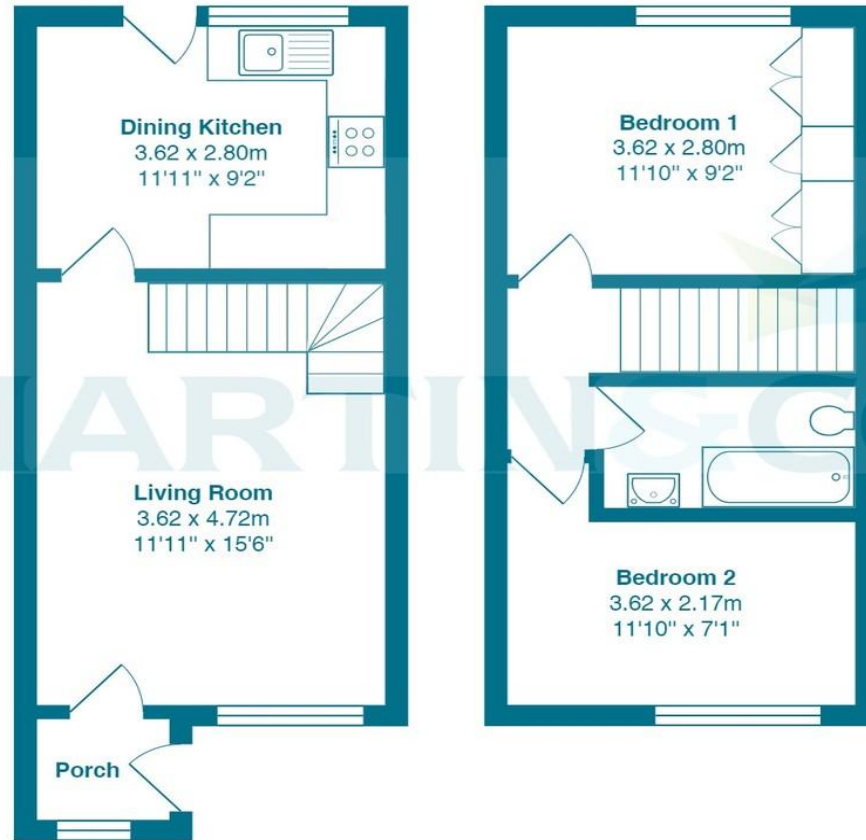
over bath, vanity unit with basin, loo, and heated towel rail. With the addition of two handy storage cupboards, making the most of the over stair's space.

Well proportioned, second double bedroom, where the chic décor and quality carpets continue.

To the rear, the garden has been securely enclosed, with open aspect beyond. Offering a fantastic social space, ideal for al fresco dining, largely thanks to its newly fitted decking area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Stone Bramble, Harrogate, HG3 2ND

Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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