



Bramble Drive, Harrogate HG1 4FN

welcome to

Bramble Drive, Harrogate

A fantastic opportunity to purchase this well presented, modern, two bedroom property which is located on a peaceful development just outside of Harrogate town centre. The property benefits from a fully enclosed, south facing garden and access to a separate single garage. EARLY VIEWING IS ADVISED!

Ground Floor Entrance Hallway

The bright entrance hallway provides access to the living room and stairs to the first floor.

Cloakroom / Toilet

The handy cloakroom features a W.C and pedestal hand wash basin.

Living Room

14' 5" x 10' 3" (4.39m x 3.12m)

Bright and spacious living room with neutral decor and a window to the front aspect.

Kitchen / Diner

13' 7" x 9' (4.14m x 2.74m)

The fitted kitchen features modern shaker style units in a light grey colour. There is a range of wall and base units as well as a four ring hob, integrated oven, extractor, integrated fridge freezer, stainless steel sink and drainer. There is space to one end of the room for a dining table to seat at least four people. The french doors to one side provide access to the garden area.

First Floor Bedroom One

12' 5" x 13' 7" (3.78m x 4.14m)

Double bedroom with two windows to the front aspect. There is also a large built in storage cupboard which is situated over the staircase.

Bedroom Two

13' 7" x 9' 2" (4.14m x 2.79m)

Another double bedroom with two windows to the rear aspect.

Bathroom

6' 11" x 6' 6" (2.11m x 1.98m)

Featuring a bath with shower over, hand wash basin and W.C. There is also a vanity mirror and chrome heated towel rail. The bathroom has tiled flooring and walls.

Rear Garden

The enclosed south facing garden has a lawned area and patio area. The garden has separate private access to the garage and driveway.

Garage / Parking

There is access to a single garage as well as driveway parking for two cars.





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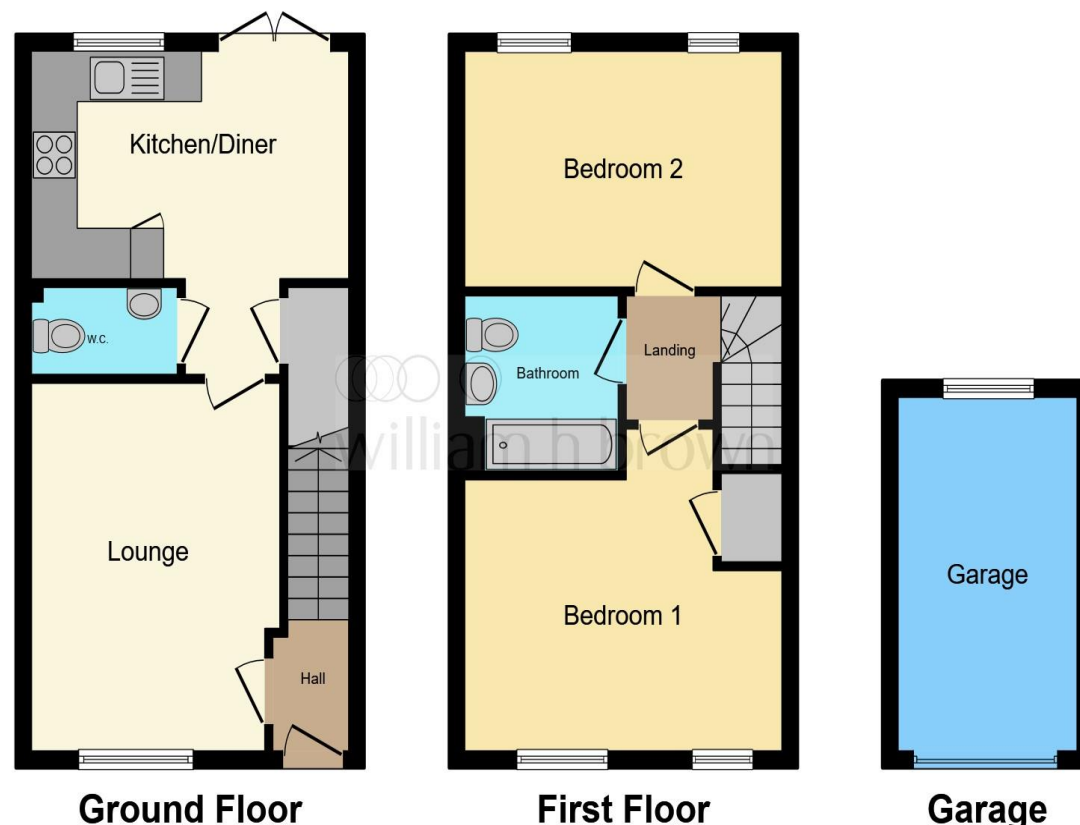
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Bramble Drive, Harrogate

- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- GARAGE
- SOUTH FACING GARDEN
- OPEN PLAN KITCHEN DINER

Tenure: Freehold EPC Rating: B

£290,000



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

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Property Ref:
HRG106650 - 0005

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