



**Bramble Close, Killinghall Harrogate HG3 2WG**

**welcome to**

**Bramble Close, Killinghall Harrogate**

A two bedroom mid terraced property set in a quiet cul-de-sac in a sought after location, which over looks greenspace to the rear.



### **Bramble Close**

A well-presented two bedroom mid terraced property, situated in this quiet cul-de-sac position close to local amenities and open countryside. In brief the accommodation comprises; entrance hall, lounge, dining kitchen, two bedrooms and bathroom. Externally the property benefits from having two off street parking spaces and a garden to the rear which overlooks open greenspace with gated access and countryside beyond.

### **Entrance Hall**

The front entry door opens in to the entrance hall which has

### **Lounge**

15' 2" x 12' 11" ( 4.62m x 3.94m )

Having a feature fireplace with electric fire, mantle, surround and hearth. Useful under stairs storage cupboard, radiator and double glazed window to the front elevation. Double doors lead through to the kitchen.

### **Dining Kitchen**

12' 10" x 9' 10" ( 3.91m x 3.00m )

A recently fitted kitchen with a range of wall and base units with complimentary work surfaces which incorporate a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob above and extractor fan over. Plumbing for washing machine and space for fridge freezer. Double glazed window to the rear elevation. Double doors open out to the rear garden.

### **First Floor Landing**

Stairs rise from the entrance hall up to the first floor landing.

### **Bedroom One**

12' 6" x 11' 3" ( 3.81m x 3.43m )

A double bedroom with fitted wardrobes and double glazed window to the front elevation.

### **Bedroom Two**

11' 1" x 7' 9" ( 3.38m x 2.36m )

With a window to the rear elevation and open aspect views.

### **Bathroom**

A white three piece suite comprising; panelled bath with mains fed shower over and curtain to the side, pedestal wash hand basin and low flush wc. Radiator and double glazed window to the rear elevation.

### **Externally**

To the side of the property there is a designated space for two cars to park and to the front, a path leads up to the door. At the rear of the property there is a garden enclosed by timber fencing with gated access to the greenspace it overlooks.



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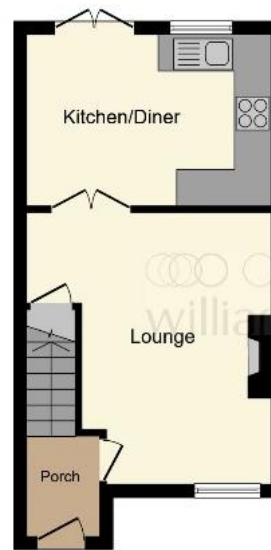
welcome to

## Bramble Close, Killinghall Harrogate

- Mid Terrace Property
- Two Bedrooms
- Designated Parking Spaces
- Rear Garden Over Looking Greenspace
- Sought After Location

Tenure: Freehold EPC Rating: C

**£240,000**



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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