



Bramley Garth, , York, YO31 0PQ

- PADDOCK
- THREE BEDROOMS
- COUNCIL TAX BAND C

- SOUGHT AFTER LOCATION
- GARAGE
- EPC RATING D

£450,000



Bramley Garth, , York, YO31 0PQ

DESCRIPTION

A rare opportunity to buy a family home within York ring road with the added benefit of its own paddock.

This three bedroom, semi detached home is located in a sought after residential area approximately two miles from York's historic city walls. Upon entering the property you have an entrance with stairs leading to the first floor. There is a spacious living room with a large window to the front elevation filling the room with natural light. To the rear of the living room sliding doors lead to the conservatory.

The kitchen has a range of base and wall units and spaces for free standing appliances, there is also space for a table and chairs.

A side door from the kitchen leads through to the garage as well as a downstairs shower room with sink, W.C and shower cubicle.

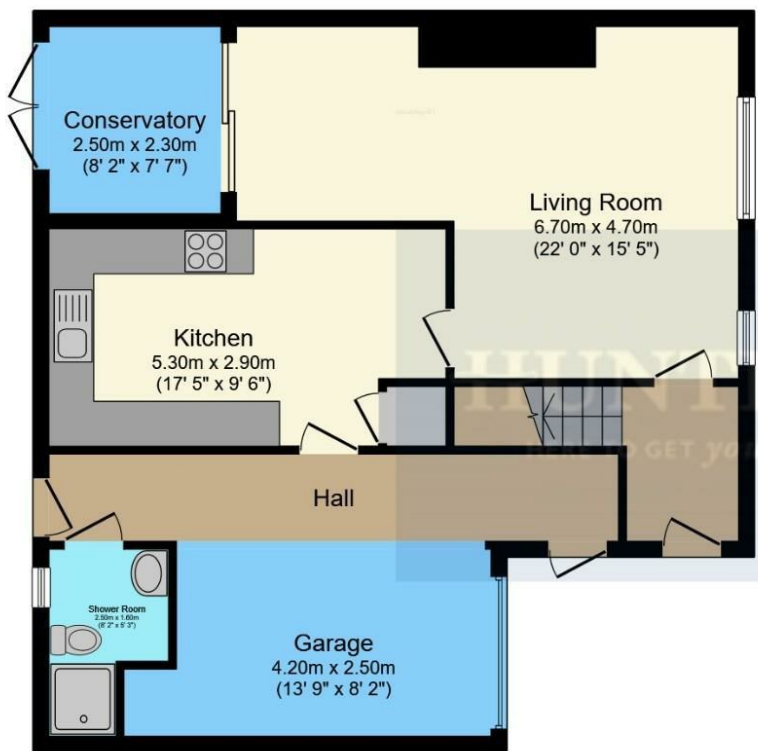
To the first floor you have three bedrooms and the family bathroom with its sink, W.C and bath.

Externally the property has a driveway to the front providing off street parking, there is access down the side of the property to the rear garden, which is laid to lawn with a patio area. Beyond the garden is the paddock which measures approximately 0.9 acres.

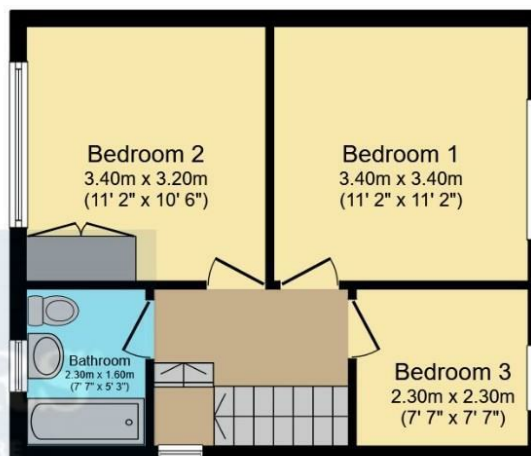
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 116.0 m² (1,249 sq.ft.) approx

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

Viewings

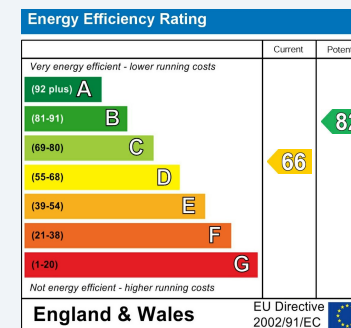
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

