



## Bramley Garth, York £375,000

A spacious and bright semi-detached home which has been comprehensively upgraded throughout including new boiler and radiators, new electric fuse board and new GRP fibreglass garage roof. This home is in a popular location offering excellent access links to the city centre, A64 and the University of York.



Upon entering the property is a spacious entrance hall with feature tiling and stairs leading up to the first floor accommodation.



Accessed off the entrance hall is a bright sitting/dining room which is open plan in design with a large uPVC window to the front elevation and sliding doors to the rear.

The kitchen has base units offering ample storage space supplemented with a large shelved pantry. It has laminate preparation surfaces which incorporate a 1 1/2 stainless steel sink with drying area. There is an integrated electric oven and 4 ring gas hob as well as space for a fridge and washing machine.

A door from the kitchen leads through into a convenient utility space with access doors to the driveway, rear garden and into the garage. The utility has ample space for a fridge/freezer and drier. The garage has power connected and an electric car charging point.



To the first floor are three well-proportioned bedrooms and the house bathroom. Bedrooms one and two are both double in size and have fitted wardrobes. Bedroom three is currently used by the vendor as a home office.

The house bathroom comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin. It also has a large heated mirror with integrated light.

To the outside, the property has an enclosed south facing garden to the rear which is private, predominately laid to lawn with a flagged patio area.

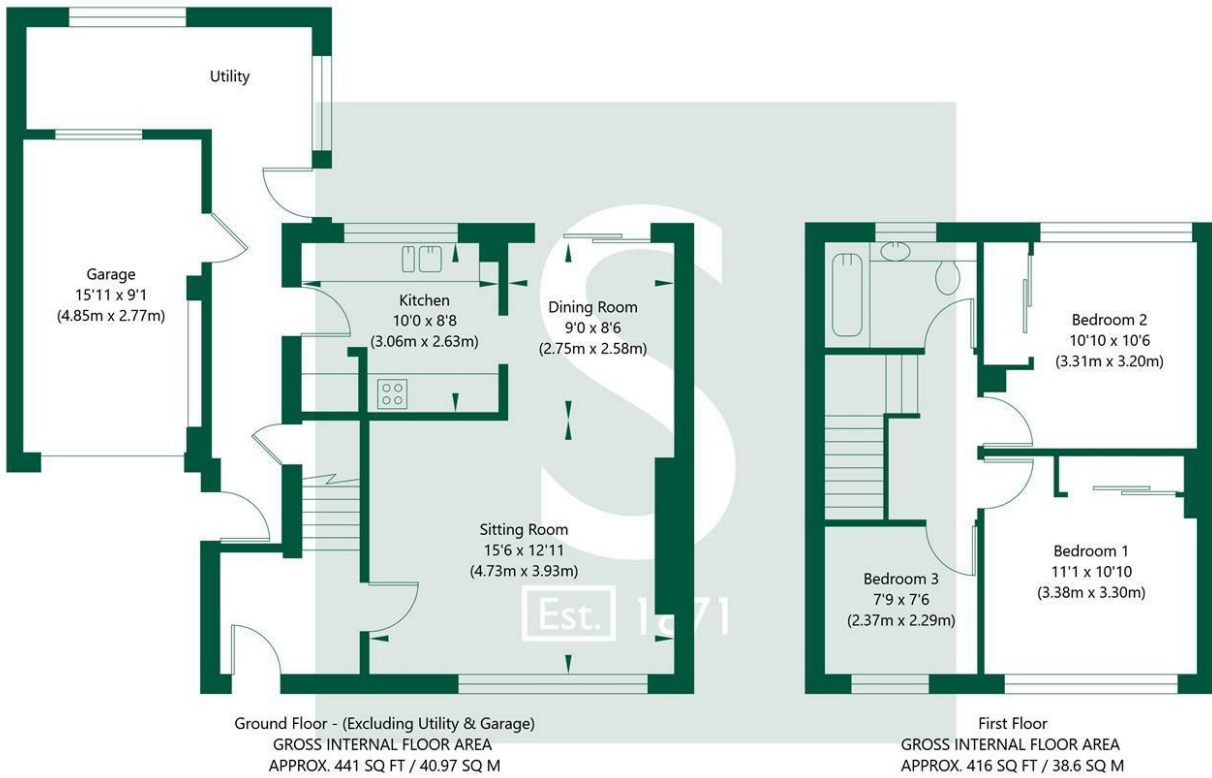


At the front of the property is a good sized driveway offering off-street parking for up to four cars and access to the garage through an electric roller shutter door.

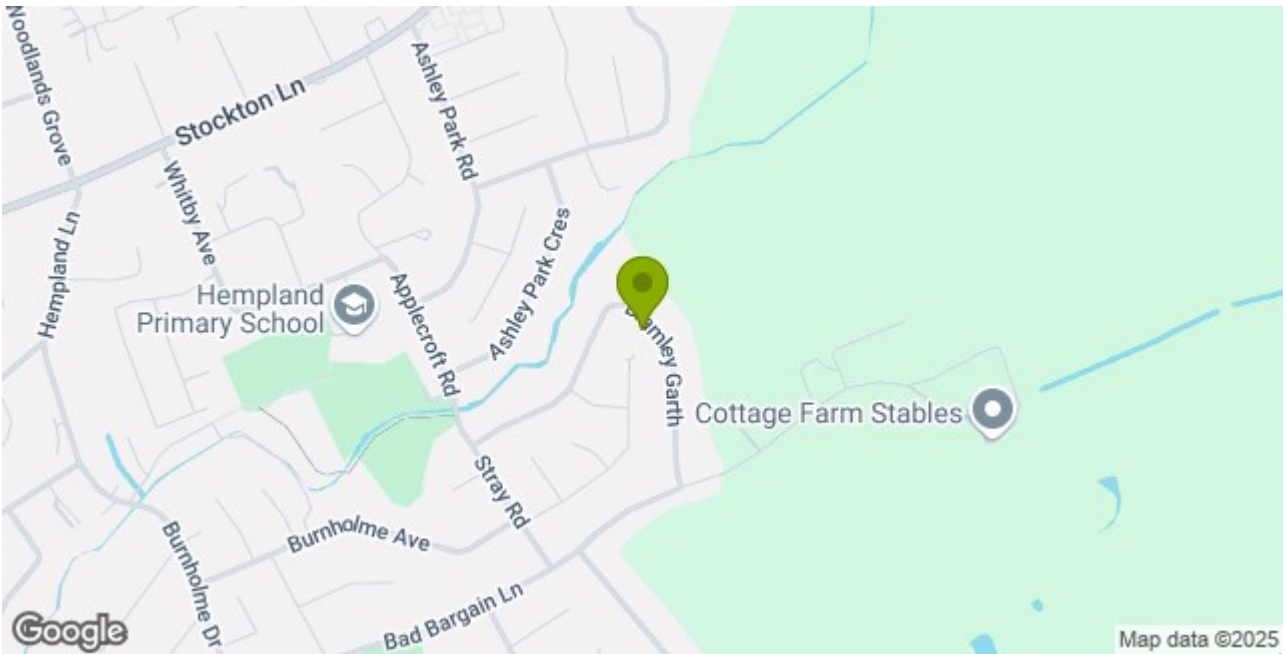
It is therefore, as agents, that we strongly recommend an internal inspection.



Bramley Garth, York, YO31 0NH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 857 SQ FT / 79.57 SQ M - (Excluding Utility & Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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