



## 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.

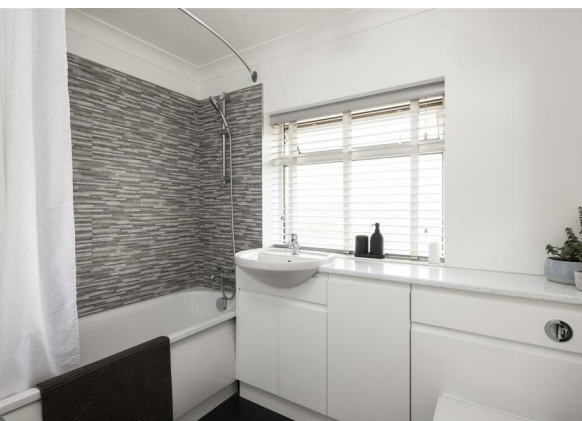
To the first floor are three well-proportioned bedrooms and the house bathroom. Bedrooms one and two are both double in size and have fitted wardrobes. Bedroom three is currently used by the vendor as a home office.

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.

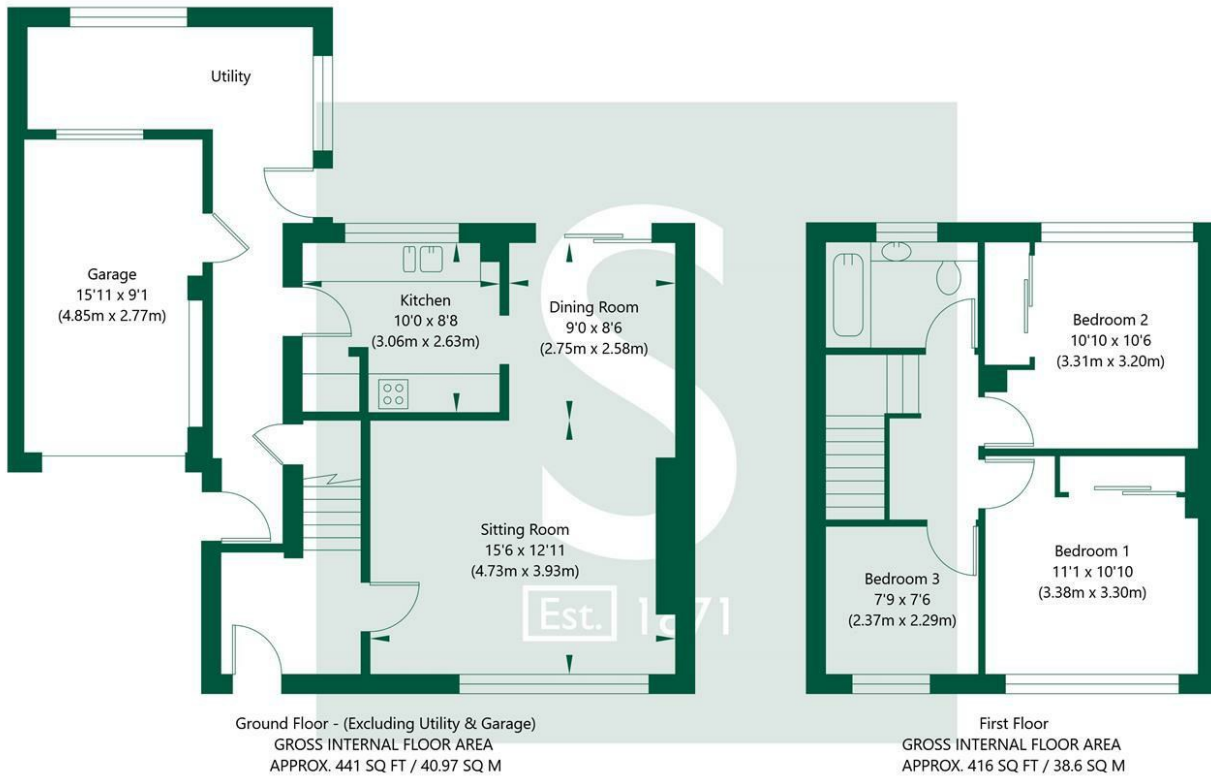
To the outside, the property has an enclosed south facing garden to the rear which is private, predominately laid to lawn with a flagged patio area.

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.

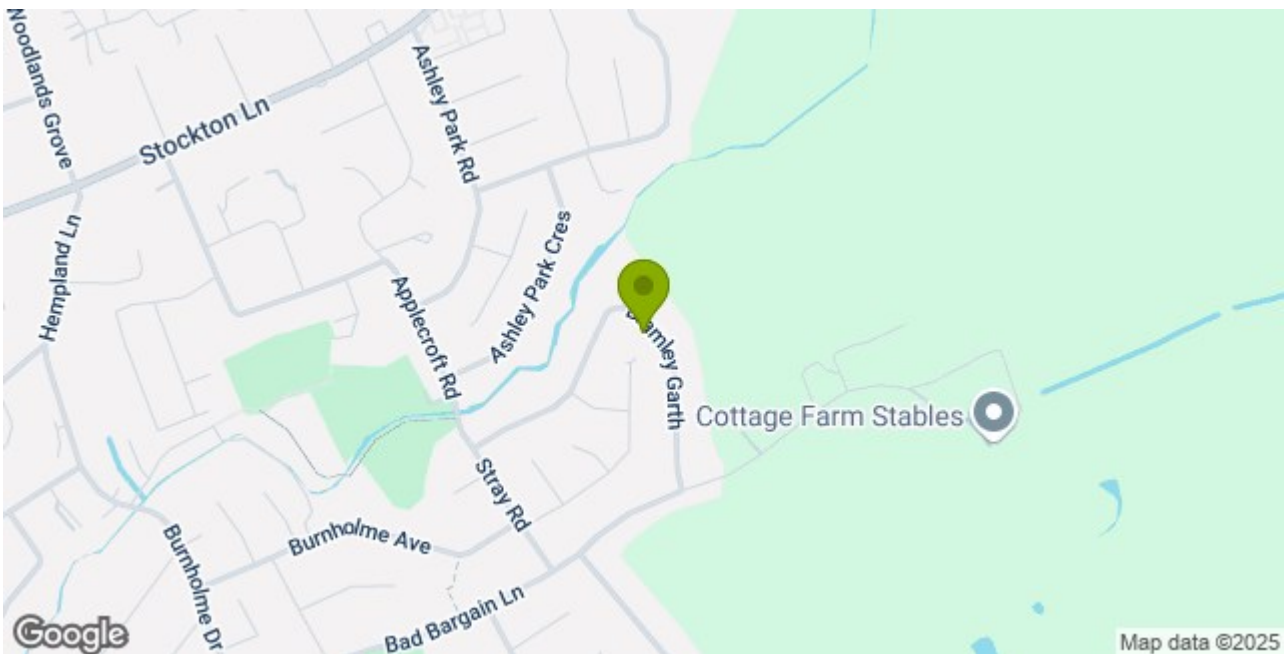
It is therefore, as agents, that we strongly recommend an internal inspection.



# 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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