



Bramley Garth, York YO31 0PG

welcome to

Bramley Garth, York

A beautifully presented and substantial, five bedroom home situated off Stockton Lane which is a sought after area in York close to good schools, local amenities and great road links.



Entrance Hall

The entry hall to the home has laminate flooring, a window to the side, a radiator and the stairs up to the first floor.

Lounge

14' 11" + recess x 13' (4.55m + recess x 3.96m)
A great size lounge with laminate flooring, a radiator and three windows to the front of the home.

Breakfast Kitchen

19' Max x 8' 6" max (5.79m Max x 2.59m max)
A superb fitted kitchen with wall/base units, tiled flooring, a breakfast bar, a radiator, a window to the rear, an integrated microwave, an integrated oven, an integrated fridge and an electric hob.

Utility Room

14' 9" x 9' 11" (4.50m x 3.02m)
A spacious and versatile utility room with carpeted floors, a window to the rear and double doors on to the driveway.

Conservatory

9' 1" x 7' 10" (2.77m x 2.39m)
The conservatory has a skylight, patio doors on to the garden, patio doors into the kitchen and a newly fitted fibre glass roof.

Landing

A carpeted landing with the stairs up to the first floor and a window to the side. The second floor landing has carpeted floors and a skylight.

Bedroom One

15' 10" x 10' 3" (4.83m x 3.12m)
The primary bedroom is to the second floor, with carpeted floors, a window to the rear, a radiator, two skylights, storage in the eaves, sloping ceilings and a walk in wardrobe.

Walk In Wardrobe

8' 8" x 7' 3" (2.64m x 2.21m)
A walk in wardrobe with carpeted floors and a window to the rear.

Bedroom Two

11' 1" to back of wardrobes x 11' (3.38m to back of wardrobes x 3.35m)
The second double bedroom is to the first floor, with laminate flooring, a radiator, fitted wardrobes and a window to the front.

Bedroom Three

11' 1" into access x 10' 5" (3.38m into access x 3.17m)
The third double bedroom is to the first floor, with carpeted floors, a radiator, a window to the rear and built in storage which has a Ideal boiler fitted November 2023.

Bedroom Four

14' 4" max x 14' 6" max (4.37m max x 4.42m max)
The third double bedroom is to the first floor, with carpeted floors, a radiator, a window to the rear and built in storage which has a Ideal boiler fitted November 2023.

Bedroom Five

7' 7" max x 7' 5" max (2.31m max x 2.26m max)
The fifth bedroom is currently used as a study, with laminate flooring, a radiator and a window to the front.

Bathroom

The family bathroom has a bath tub, a w.c, a wash hand basin, a radiator, a window to the rear and tiled flooring.

Exterior

The front of the home there is a gravel and concrete driveway, able to fit multiple vehicles and double. To the rear of the home. there is a good size garden with artificial grass, a patio area, decking, two power sockets and fence to surround.



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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welcome to

Bramley Garth, York

- A SUPERB, FIVE BEDROOM, EXTENDED FAMILY HOME
- SOUGHT AFTER LOCATION OF HEWORTH
- PRIMARY BEDROOM WITH WALK IN WARDROBE
- UTILITY ROOM AND CONSERVATORY
- SPACIOUS AND MODERN INTERIORS THROUGHOUT

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

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