

**FOR SALE**



**Grasby Court, Bramley**  
**Guide Price £125,000**

**MARTIN&CO**



## Grasby Court, Bramley

1 Bedroom, 1 Bathroom

Guide Price £125,000

- One bedroom
- Stunning interior
- Allocated parking
- Beautiful gardens
- Open plan ground floor

GUIDE PRICE £125,000 - £135,000. Introducing this elegant and contemporary one-bedroom townhouse which has been meticulously presented and upgraded by the current owner. Situated in the highly popular and sought-after area of Bramley, this property offers convenient access to a wide range of local amenities, excellent public transport links, and the nearby M18 motorway for effortless commuting.



Upon entering the property, you will be greeted by a bright and inviting open plan lounge, dining area, and kitchen. The kitchen area boasts a stunning array of fitted wall and base units with a stylish high gloss finish. It also boasts state-of-the-art integrated appliances including a fridge freezer, oven, hob, and extractor. The dining area is perfectly designed for hosting guests, while the lounge area features a remarkable vaulted ceiling, exuding a remarkable sense of elegance and sophistication. The French doors gracefully lead out to the rear garden, allowing an abundance of natural light to illuminate the space and create a delightful ambiance.

Ascending to the first floor, you will discover a welcoming landing that guides you to the master bedroom. This inviting sleeping sanctuary comes complete with fitted wardrobes along one wall,

offering ample storage space for your belongings. The bathroom awaits with its modern and immaculate white three-piece suite, providing a calming space to unwind and rejuvenate.

Outside, the front of the property features a delightful low maintenance garden, adding to the property's curb appeal. Moving to the rear garden, you will find a charming enclosed space with a patio area, a well-kept lawn, and beautiful mature shrub borders, allowing for a serene outdoor experience. Furthermore, this wonderful property includes an allocated parking space, ensuring convenient parking arrangements for the lucky new owner.

To avoid missing out on this incredible opportunity, early viewing is highly recommended. Don't delay in scheduling a visit to experience the allure and potential of this exquisite property.

**KITCHEN/DINING/LOUNGE** Kitchen area has a range

of fitted wall and base units in high gloss grey, wall units include extractor hood and glass fronted display cabinet. base units are set beneath wood effect worktops which include induction hob, oven, integrated fridge freezer, one and a half bowl sink, plumbing for washing machine, tiled splash backs front facing window and front facing entrance door. There is a built in storage cupboard and space for a dining table. Lounge area has a vaulted ceiling with decorative beams, a spindled staircase rises to the first floor landing and there are French doors which open onto the enclosed rear garden.

**LANDING** Has access to the loft and built in storage cupboard which houses the central heating boiler.

**BEDROOM ONE** A good size double bedroom with fitted wardrobes to one wall and front facing window.

**BATHROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiling to the walls and front facing window.

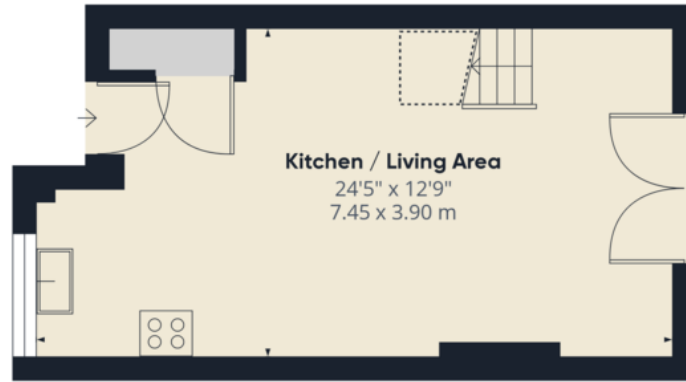


OUTSIDE To the front is a low maintenance garden with mature shrubs, there is a canopy which leads to the front door and outside storage area. To the rear is an enclosed garden with patio area, lawn with mature shrub borders. Further patio area with shed and gate leads to the allocated parking space.

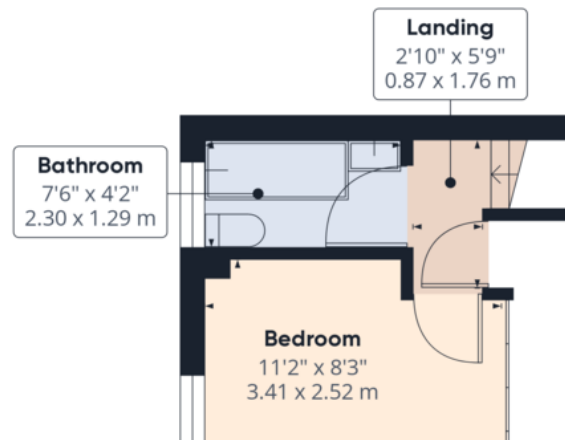


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Ground Floor



Approximate total area<sup>(1)</sup>

430.78 ft<sup>2</sup>

40.02 m<sup>2</sup>

Reduced headroom

12.5 ft<sup>2</sup>

1.16 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

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