

# Bramble Garth, HU17



PROPERTY ADDRESS  
4 Bramble Garth  
Walkington  
Beverley  
Yorkshire  
HU17 8TL

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

- Four double bedrooms, two en-suites and family bathroom
- Popular Walkington location
- Open plan kitchen diner
- Detached family home
- Driveway parking and garage

The property briefly comprises:

Entrance Hall - with solid wood glazed front door and under-stairs storage cupboard.

Kitchen/Dining Room - (5.77 x 4.88) - modern fitted kitchen, with a range of wall and base units in white high gloss, oak effect worktop and stunning island unit. There are integrated Zanussi appliances, including a dishwasher, washing machine, fridge freezer, double oven and gas hob and an open plan dining area - ideal for entertaining!

Reception Room (5.08 x 4.14) - with dual aspect double glazed windows to the side and rear elevation.

Master Bedroom - (4.72 x 4.06) - with double glazed Velux windows, built in storage cupboard, fitted wardrobes and en-suite shower room with a modern suite, chrome heated towel rail and tiled flooring.

Bedroom Two - (4.34 x 3.00) - carpeted double bedroom with en-suite shower room.

Bedroom Three - (3.76 x 2.97) - carpeted double bedroom with Velux window.

Bedroom Four - (3.12 x 2.97) - carpeted double bedroom.

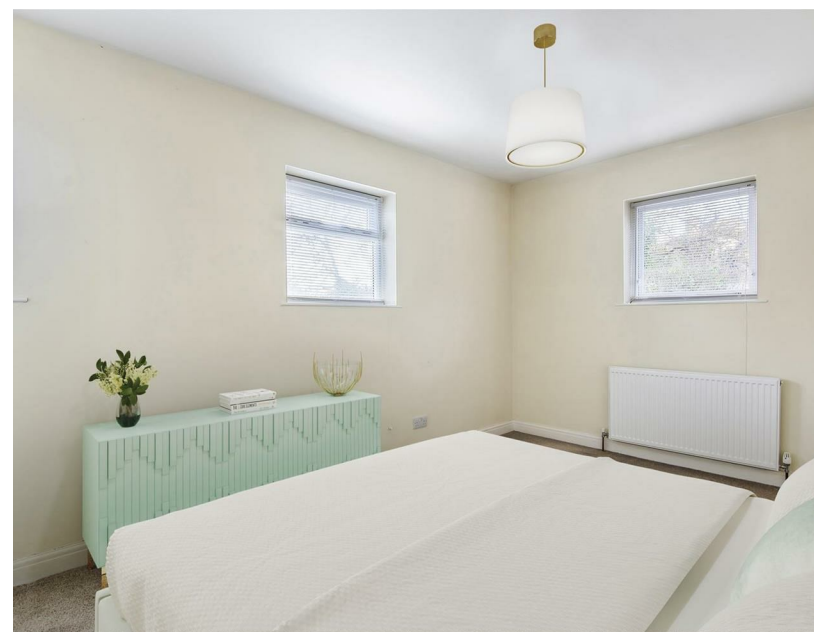
Bathroom - stylish and luxurious house bathroom with contemporary fixtures and fittings.

External - driveway parking and space for multiple cars to the front of the property and a south easterly facing landscaped garden with beautifully laid indian stone patio and lawn area

Garage - good size garage, perfect for additional storage and equipped with power points.



Your Text Here



PLEASE NOTE, computer generated images of furniture have been used in some of the photos within these particulars. This is just for illustrative purposes to show the space available and how it may be used.