



Elmhirst
Parker
Estate Agents & Solicitors



2 Bramble Garth

Hambleton
YO8 9UF

Guide price
£330,000



- IMMACULATEDLY PRESENTED DETACHED HOUSE
- DOWNHAM STYLE CONSTRUCTED IN 2020 BY TAYLOR WIMPEY
- FOUR BEDROOMS, THREE OF WHICH ARE DOUBLE
- FINISHED TO A HIGH STANDARD WITH QUALITY FITTINGS THROUGHOUT
- DOWNSTAIRS CLOAKROOM
- LARGE OPEN PLAN KITCHEN WITH FAMILY / DINING AREA
- INTEGRATED APPLIANCES TO KITCHEN
- MASTER BEDROOM WITH EN-SUITE SHOWER
- ATTRACTIVE REAR GARDEN





**** IDEAL FAMILY HOME CONSTRUCTED 2020**** Built as the Downham style by Taylor Wimpey and with many upgrades purchased at the outset including integrated appliances and high quality tiling to the bathroom and en-suite. The property is well styled throughout and offers spacious accommodation which can be adapted to a variety of needs including home working. A real feature of the property is the open plan kitchen with a dining and family area which has French doors leading into the rear garden. Outside are attractive, low maintenance gardens to the front and rear.

Composite entrance door with storm porch over leading into:-

Entrance Hall

4.78m x 1.92m (15'8" x 6'3")

Entrance hall with an understairs storage space, stairs to the first floor and central heating thermostat.

Cloakroom

1.65m x 0.93m

Being half-tiled and having a white suite comprising wash hand basin and wc. Central heating radiator.

Living Room

4.73m x 3.16m (15'6" x 10'4")

Having a bay window to the front elevation and two central heating radiators.

Kitchen / Diner / Family Area

7.91m x 2.97m (25'11" x 9'8")

Having a good range of shaker style units in Cranbrook sage including a pull out tall larder unit and carousel. Contrasting oak effect work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap over. AEG double electric oven and 5 ring gas hob with a glass splashback and Electrolux stainless steel chimney style extractor over. Integrated dishwasher and washing machine. Chrome downlighters and under plinth and under unit lights. Window to the rear elevation and two central heating radiators. There is also a dining area and further seating space which has double doors into the rear garden.

Galleried Landing

4.79m x 1.94m (15'8" x 6'4")

Having a storage cupboard, window to the front elevation and a central heating radiator.

Bedroom 1

4.28m x 3.05m (14'0" x 10'0")

With fitted wardrobes. Having a window to the rear elevation and a central heating radiator. TV point.

En-Suite Shower

2.43m max x 1.57m (7'11" max x 5'1")

Being half tiled with Porcelanosa tiling in Ferroker Platino with matching



floor tiles. having a white suite comprising shower, wash hand basin and wc. Chrome heated ladder style radiator/towel rail and chrome downlighters.

Bedroom 2

3.56m x 3.03m min (11'8" x 9'11" min)

Having a window to the rear elevation and a central heating radiator.

Bedroom 3

3.50m x 3.29m (11'5" x 10'9")

Having a window to the rear elevation and a central heating radiator.

Bedroom 4

2.62m x 2.53m (8'7" x 8'3")

Having a window to the front elevation and a central heating radiator.

Bathroom

2.51m max x 2.05m max (8'2" max x 6'8" max)

Being fully tiled in Porcelanosa tiling in Mosaico Rodana Caliza with trims in chrome and matching floor tiles. Having a white suite comprising panelled bath, wash hand basin and wc. Airing cupboard housing the hot water tank. Chrome heated ladder style radiator/towel rail and chrome downlighters.

Outside

To the front is a double width tarmac driveway leading to the integrated garage. There is also a small lawned area and path leading to the rear via gated access. The rear garden is laid mainly to lawn with a paved patio area and beds with a variety of shrubs. The rear garden is fully enclosed with timber fencing.

Utilities

The property has mains gas, electric, water (metered) and sewerage.

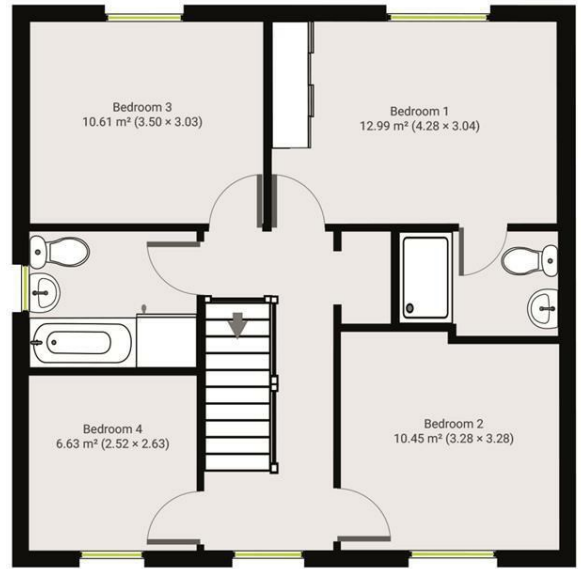
Mobile coverage is 4G

Broadband is FTTP

Note

Our vendor advises there is an annual charge of £126 + vat for the maintenance of the communal gardens on the estate.





120SQ.M (1291 Sq.ft.) (Including Garage)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

T: 01757 293620
E: eproperty@elmhirstparker.com
W: epstateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT



Find us on.. **rightmove**

