



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**9 BRAMBLE DRIVE
HARROGATE, HG1 4FN**

**£439,950
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

9 BRAMBLE DRIVE | HARROGATE | HG1 4FN

**A recently constructed detached property
close to schools and local amenities**

Entrance Hall | Living Room | Dining Kitchen | Cloakroom with wc

Three Bedrooms | En-suite Shower Room | House Bathroom

Gardens | Garage | Electric Car Charging Point

Council Tax: Band D | Energy Rating: B | Tenure: Freehold



A beautifully presented and recently constructed detached family property forming part of this popular residential development close to excellent schools, rail links and Harrogate town centre only a short distance away.

The property has the benefit of a larger than average integrated garage, some works have been done already to facilitate a conversion to further accommodation (subject to the usual consents).

In brief the property comprises: a covered porch into the entrance hall, large open plan living room /breakfast kitchen with integrated appliances, double opening doors to the rear garden and ground floor cloakroom/wc.

To the first floor there are three large double bedrooms, with the principal bedroom having an en-suite shower room and fitted wardrobes, well appointed house bathroom.

To the front of the property is a large driveway with ample parking for several vehicles leading to the garage and a side pathway with electric car charging point. To the rear is a beautifully kept enclosed garden set mainly to lawn with timber boundary fencing and flagged patio area.

