

33 BRAMLEY WAY
KNARESBOROUGH
HG5 0FQ



 NICHOLLS
TYREMAN

33 BRAMLEY WAY | KNARESBOROUGH | HG5 0FQ

A fantastic opportunity to purchase this spacious three-bedroom town house built in 2023 and situated in an excellent location close to the historic and picturesque town centre of Knaresborough.

Porch | Living Room | Kitchen | Downstairs WC

Three Bedrooms | House Bathroom

Parking | Gardens | Garden Shed | EV Charging

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

Agent's Note - This property is owned by an employee of Nicholls Tyreman

£295,000





The property benefits from gas fired central heating and double glazing throughout.

The accommodation comprises: Entrance porch, large living room with space for a dining table and understairs cupboard, hallway with downstairs w/c, modern kitchen with built in appliances including oven, hob and extractor, fridge freezer, slimline dishwasher and plumbing for a washing machine.

The first floor has two double bedrooms, one offering wall to wall fitted wardrobes and house bathroom with modern white suite comprising; bath with shower over, w/c and wash basin. The second floor has a large main bedroom spanning the length of the house with Velux windows at either side and storage cupboard.

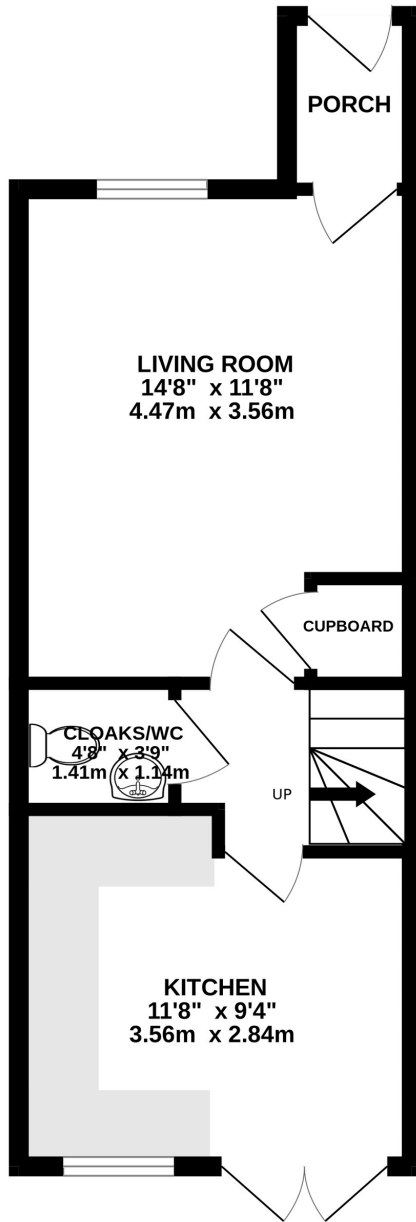


OUTSIDE

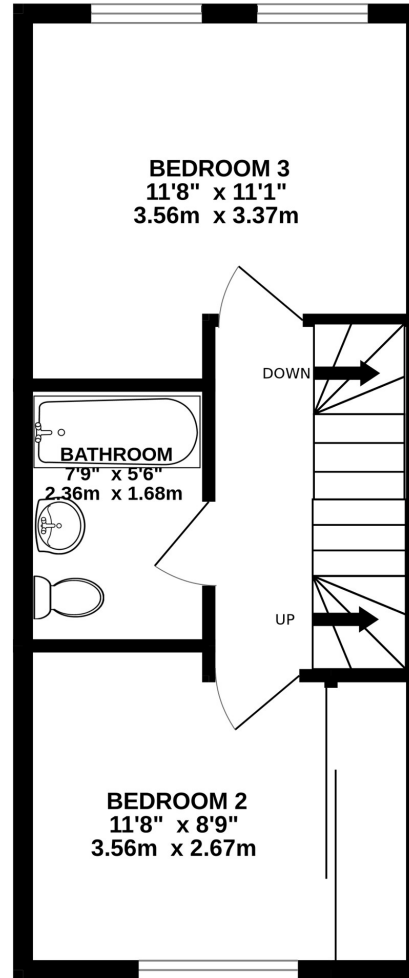
Externally the property offers two parking spaces at the front of the house, side gated access to the rear garden which offers a patio seating area along with lawned and gravelled sections and a garden shed.

There is external power to the front and rear with the front plug being suitable for EV charging.

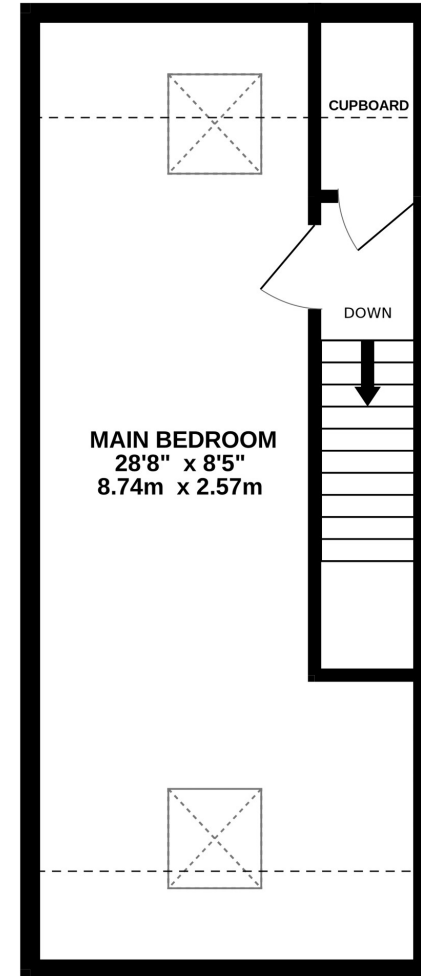
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

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.