

- Bramley Garth
Off Bad Bargain
Y031 QNH



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.

The floor plan shows a central hallway leading to various rooms:

- LIVING ROOM:** 17'5" x 12'2" (5.3m x 3.7m)
- DINING ROOM:** 9'2" x 7'11" (2.8m x 2.4m)
- KITCHEN:** 10'8" x 9'2" (3.2m x 2.8m)
- CONSERVATORY:** 11'8" x 7'11" (3.5m x 2.4m)
- SHOWER ROOM:** 7'8" x 7'9" (2.3m x 2.3m)
- BEDROOM (Top):** 12'2" x 9'1" (3.7m x 2.8m)
- BEDROOM (Bottom):** 12'2" x 10'10" (3.7m x 3.3m)
- LANDING:** 4'9" x 3'6" (1.6m x 1.1m)
- ENTRANCE:** 17'5" x 12'2" (5.3m x 3.7m)
- SHOWER ROOM (Bottom):** 7'8" x 7'9" (2.3m x 2.3m)
- BEDROOM (Bottom):** 11'8" x 8'5" (3.5m x 2.6m)

TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.

- EPC C

- Driveway Parking

- No Onward Chain

- South East Facing Garden

- Two Bathrooms

- Four Bedrooms

Freehold

Bramley Garth
Off Bad Bargain Lane, York
YO31 0NH

Offers Over £350,000

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A spacious and extended four bedroom family home, set within a quiet and sought after residential location, offered with no onward chain and a versatile layout including a self contained annex.

The property has been enhanced with a double storey side extension, now forming a mid terrace home, significantly increasing the internal accommodation and flexibility on offer.

Entered via a central hallway, the ground floor begins with a bright front living room featuring a bay window, creating a welcoming main reception space. Double doors lead through to a rear dining room, with French doors opening out onto the garden, ideal for entertaining and everyday family living.

To the rear sits a generous dining kitchen, offering ample space for both cooking and dining. A conservatory provides an additional reception area, enjoying views over the landscaped garden.

A key feature of the property is the ground floor bedroom with its own ensuite shower room, forming part of a self contained annex space. This area also benefits from access to the conservatory and offers excellent potential for multi generational living, guest accommodation or a home workspace.

To the first floor are three well proportioned double bedrooms and a modern family bathroom, fitted with a walk in shower.

Externally, the property benefits from a front garden and a driveway providing off street parking for multiple vehicles. To the rear is a south east facing garden, thoughtfully landscaped with a combination of decking and patio areas, creating an ideal space for outdoor dining and relaxation.

Positioned within easy reach of well regarded local schools including Hempland Primary, along with local amenities and transport links into the city centre, this is a superb opportunity to acquire a flexible and well located family home.

Offered with no onward chain, early viewing is highly recommended.

