



Bramley Way, Knaresborough, HG5 0FQ

£229,950 No Chain

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An attractive modern home occupying a prime corner position within this popular cul-de-sac development located in a sought after and well-served residential area close to open farmland and country walks.

The house makes a great first impression with bright and neutral décor complementing the excellent proportions and natural light. The intuitive and flexible configuration includes a fabulous, open-plan living space with dining kitchen and sitting area having double doors to the garden. The impressive specification includes integrated appliances, downstairs toilet, gas central heating, double glazing, off-street parking and a south facing back garden.

Constructed in 2023 by Persimmon Homes, the property scores an impressive EPC 'B' rating and is offered with the remainder of the 10 year NHBC guarantee.

The property is offered to the market chain free and will soon be available to view - call to discuss further and register your interest in a viewing.





Step across the level threshold into the welcoming hallway and you'll see the stairs to the first floor. The kitchen area reveals a range of fitted units with plenty of storage and work-space, breakfast bar, integrated electric oven, gas hob and extractor over.

The bright and versatile living space offers double doors to the rear garden so you can take full advantage of brighter days and the favourable southerly orientation. A useful downstairs toilet completes the ground floor.

Continue to explore upstairs... bedroom one overlooks the rear, bedroom two has two windows to the front and the bathroom features a white suite comprising bath with shower over and tiled surround, wash basin and toilet.



There is an off-road parking space and, unlike some similar homes on the development, a lawned garden at the front. To the rear there's an enclosed garden with patio, low maintenance gravelled area, storage shed and a pedestrian gate to the side.

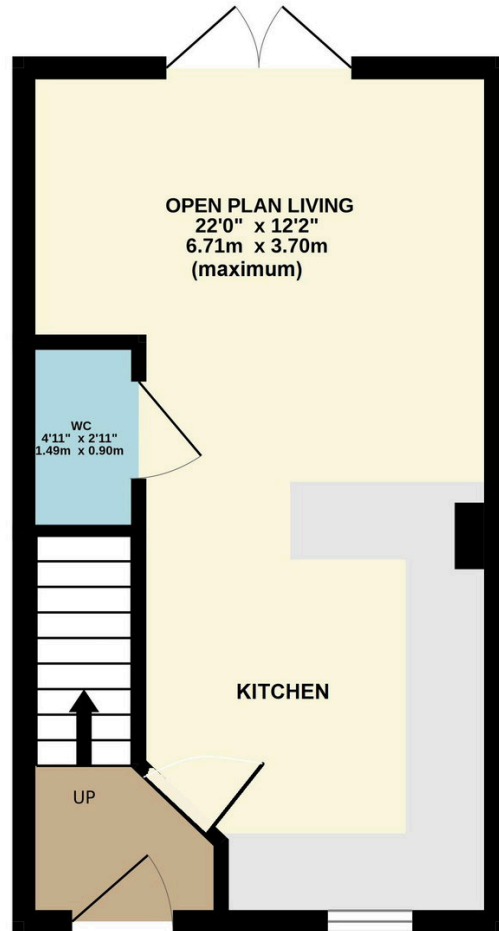
The house is situated on a popular development on the northern edge of Knaresborough close to countryside, conveniently placed for a range of local shops and schools.

This ever-popular market town offers a wonderful juxtaposition of past and present, with a wide range of shops and amenities catering for modern life contrasting with peaceful back-waters, historical monuments and picturesque scenery.

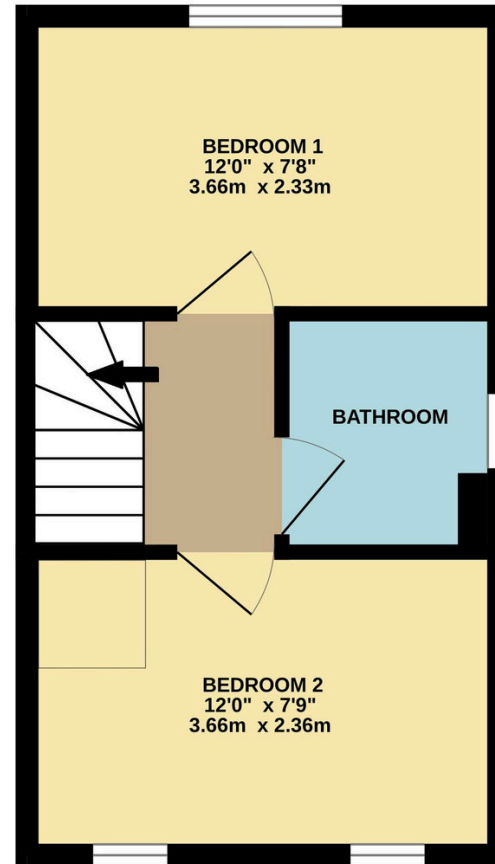
Regular travellers and commuters are served by a railway station and an excellent road network with links to the A1(M).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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