



HUDSON
MOODY

84 Bramley Garth, York YO31 0PG

An exceptionally peaceful and sought-after residential location, this charming home offers the perfect balance of tranquil countryside living with convenient access to the historic city of York, less than two miles away. Tucked away at the end of Bramley Garth, where Bad Bargain Lane becomes a quiet single track, the property enjoys immediate access to open fields, farmland, and a picturesque bridle path, ideal for dog walking and enjoying the surrounding wildlife.

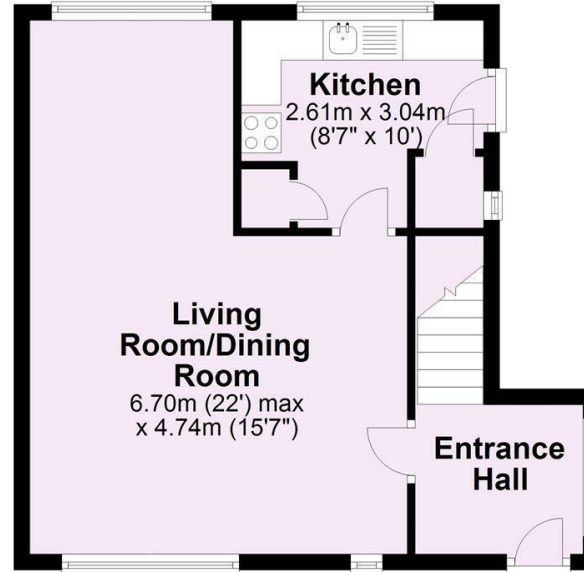
- A Much Loved, Spacious Semi-Detached House
- Great Sized Entrance Hall
- Open Plan Living/Dining Room
- Two Double Bedrooms
- Single Bedroom/Home Office
- Family Bathroom
- Garage and Ample Parking
- Beautifully Landscaped, West Facing Rear Garden
- Popular Residential Area

Offers Over £325,000

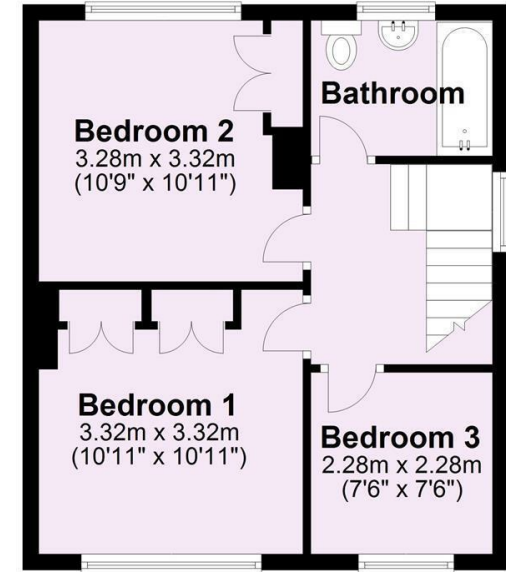
Tenure: Freehold

Council Tax Band: C

Ground Floor
Approx. 40.6 sq. metres (436.5 sq. feet)



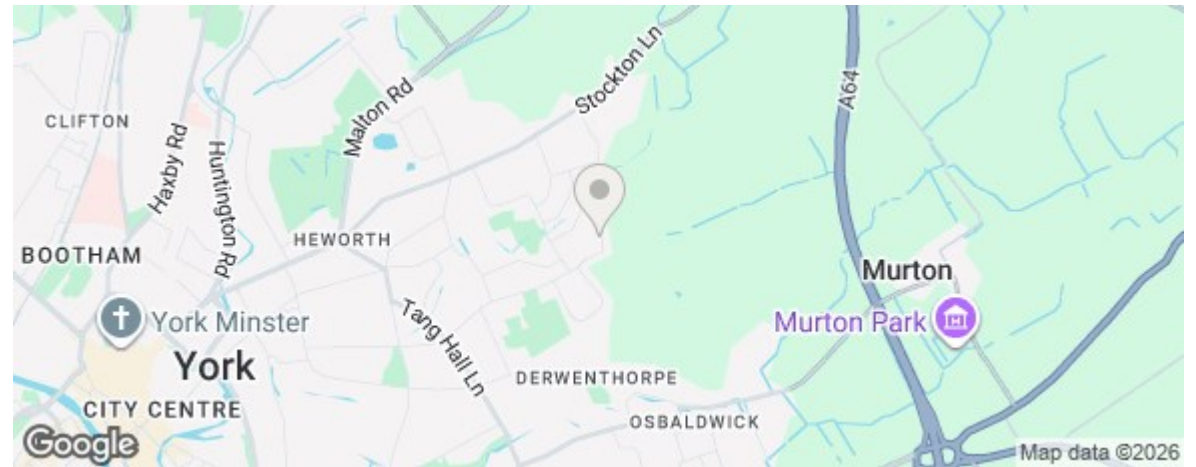
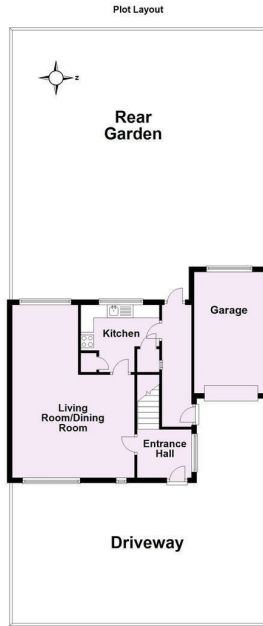
First Floor
Approx. 38.2 sq. metres (411.3 sq. feet)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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

**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com