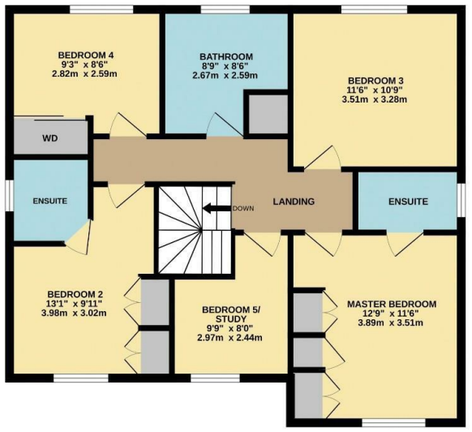
Floor Plan

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

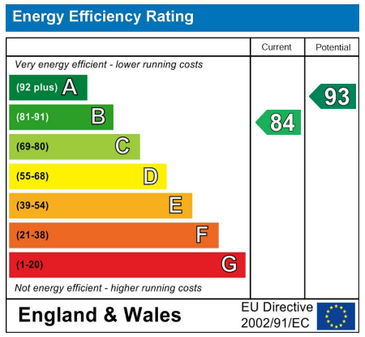


1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.0 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate towards Knaresborough and turn left onto Kingsley Road. Turn left into Hawthorne Place and second left onto Bramble Close. Follow the road round to the right where the property is easily found marked by a Hopkinsons for sale board.

Council Tax Band F Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£650,000

24 Bramble Drive, Harrogate, HG1 4FN

5 Bedroom House - Detached

STAMP DUTY CONTRIBUTION £22500
A beautifully presented five bedroom detached family home that offers a stunning interior with many upgraded items together with a private landscaped garden with a protected wildlife meadow to the rear. Internal inspection strongly recommended.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Built in 2020 with the remainder of the builders warranty this charming home features double glaze windows gas fired central heating with a hive control, alarm and many additional upgrades with Villroy and Boch sanitary ware. Additionally, the property offers plantation shutters that were fitted by Hilary Blinds. This immaculately presented home briefly comprises; Inviting reception hall with a useful under stairs store.

There is a half tiled guest cloakroom with WC and hand wash basin. The spacious lounge offers a bay window to the front and has an attractive herringbone floor covering. At the rear of the property there is a spacious living family kitchen with dining area, two Bosch ovens, induction hob with extractor fan oven, wine fridge dishwasher and fridge/freezer. There is a separate utility room with an integrated washer dryer.

There is a spacious single garage 17'9 x 9'. First floor landing leading to Master bedroom features Sharps fitted bedroom furniture and has an ensuite shower room with a double walk-in shower, hand wash basin, vanity unit, centrally heated towel rail and vanity cabinet.

A guest bedroom also has fitted Sharps wardrobes and a luxury ensuite shower room. There are three further bedrooms (2 facing the rear private garden) the smallest of which is currently utilised as a study.

Useful airing cupboard. Attractive tiled house bathroom with Villeroy and Boch panelled bath separate shower, WC, hand wash basin and a heated towel rail. A main feature of the property is its attractive low maintenance gardens.

At the front there is an attractive fore garden and at the rear a beautifully appointed landscaped garden which makes the most of the afternoon and evening sun. There is a shaped lawn with flower beds and an attractive non slip decked patio providing a superb entertaining/sitting area.

Harrogate is a popular town that offers good road and rail networks connecting the traveller and commuter to Leeds, York and London. Nearby there are pleasant countryside walks that lead down to Knaresborough and the River Nidd.









