



## Bramble Close, Killinghall, Harrogate, HG3 2WG

- Situated in the popular Bramble Close, Killinghall
- Ideal purchase for first time buyers
- Well-appointed kitchen with space for dining
- Driveway providing off-street parking
- Early viewing highly recommended
- Attractive two-bedroom semi-detached home
- Open flow from lounge to kitchen and dining area
- Private rear garden with room for outdoor furniture
- Close to local amenities, schools, and transport links
- Council Tax Band C

**Guide Price £250,000**





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## DESCRIPTION

Located in Bramble Close, Killinghall, this two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by an inviting entrance hall that leads into a spacious lounge, providing an ideal space for relaxation and entertaining guests. The lounge seamlessly connects to a well-appointed kitchen and dining area.

The property boasts two generously sized bedrooms, perfect for a small family or professionals seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, you will find a lovely garden at the rear, which offers ample space for outdoor furniture, allowing you to enjoy the fresh air and sunshine during the warmer months.

For those with vehicles, the property features a driveway, providing both convenience and security. Additionally, the location is highly advantageous, being close to local amenities and transport links, making daily commutes and errands a breeze.

This semi-detached house is an excellent opportunity for anyone looking to settle in a friendly community while enjoying the comforts of modern living. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.



EPC

Energy rating C

This property produces 2.4 tonnes of CO2

Material Information - Harrogate

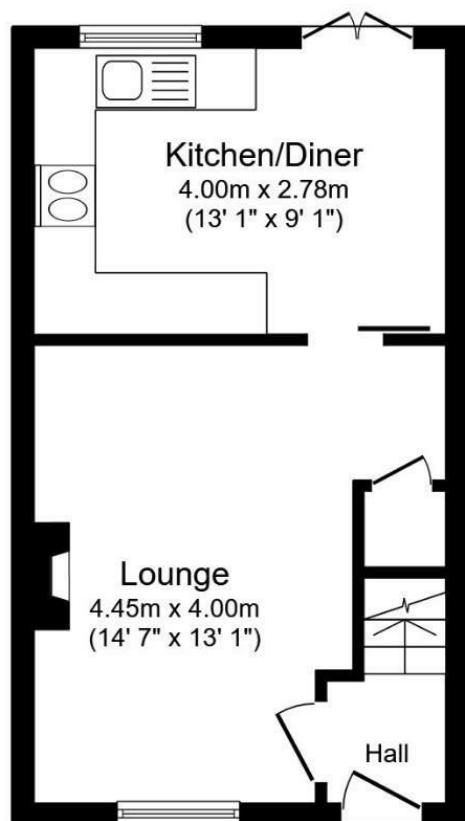
Tenure Type: Freehold

Council Tax Banding: C

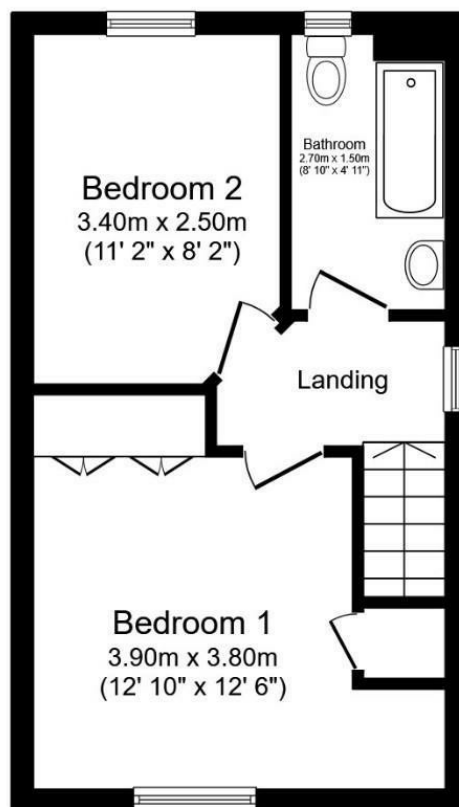








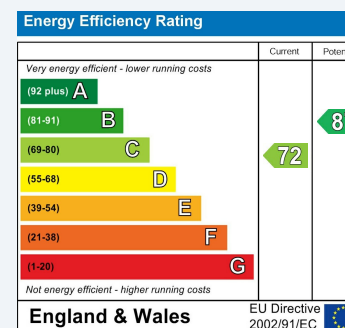
**Ground Floor**



**First Floor**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.