

Bramley Garth
Apple Tree Village,
YO31 0NQ

Freehold
Council Tax Band - C

- Three Bedroom Semi-Detached House
- Bright Living/Dining Room
- Modern Separate Kitchen
- Two Well Appointed Double bedrooms
- Ground Floor Study / 3rd Bedroom With Patio Doors
- Garage & Off Street Parking
- Large Mature Garden With Patio
- EPC D



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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Bramley Garth

Apple Tree Village, York

YO31 0NQ

£325,000

3 2

Located in a highly sought-after residential area to the east of York, this beautifully presented semi-detached home occupies a generous plot with a private rear aspect. Having been lovingly maintained by the current owners for many years, the property is offered with no onward chain and presents an excellent opportunity for a range of buyers seeking a home ready to move into.

The accommodation begins with a welcoming entrance hall, with a built in cloakroom that leads through to the spacious living and dining room, where a large bay window to the front elevation fills the room with natural light. Positioned just off this space is the first of three well-proportioned bedrooms, offering flexibility for a variety of living arrangements and benefiting from patio doors opening directly onto the rear garden. The impressive kitchen has been fitted with a range of contemporary high-gloss wall and base units, complemented by stylish worktops, integrated appliances and the added comfort of underfloor heating.

Beyond the kitchen is a modern ground floor shower room and the integral garage, while stairs rise to the first-floor. The upper floor offers two further double bedrooms, one of which benefits from built-in Hammonds wardrobes and a built-in storage cupboard. A spacious landing area provides additional storage which could serve as a walk-in wardrobe. Completing the accommodation is a contemporary three-piece family bathroom.

Externally, the property enjoys a wonderful rear garden that provides a high degree of privacy. Predominantly laid to lawn, the garden also features patio seating areas, mature planting and flower beds, with a fence at the rear leading down to a small beck, creating an attractive and peaceful setting. To the front, a lawned garden and driveway provide off-street parking and access to the integral garage.

Combining generous accommodation, a desirable location and a superb plot, this fantastic home is sure to attract strong interest.



















