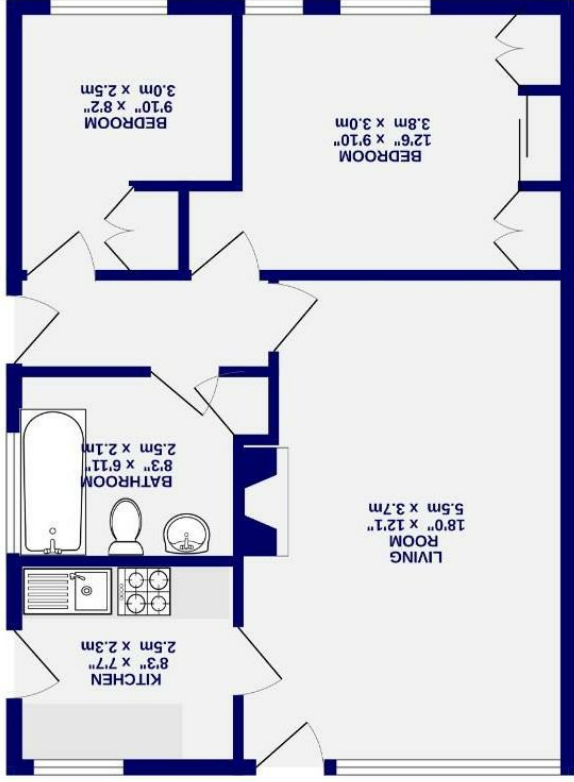


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 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 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.

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA: 560 sq ft. (52.0 sq.m.) approx.

Which means the total area of the property is 560 sq ft. (52.0 sq.m.) approx. This does not include the area of the garden, driveway, sheds, etc. The ground floor area is 560 sq ft. (52.0 sq.m.) approx. and the total area of the property is 560 sq ft. (52.0 sq.m.) approx. The area of the garden, driveway, sheds, etc. is not included in the total area of the property. The area of the garden, driveway, sheds, etc. is not included in the total area of the property. The area of the garden, driveway, sheds, etc. is not included in the total area of the property.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

- Semi Detached Bungalow
- Two Double Bedrooms
- Driveway & Two large Sheds
- South Facing Rear Garden
- No Onward Chain
- Modern Kitchen
- EPC E

Freehold
Council Tax Band - B

Bramble Dene , York YO24 2RH



Bramble Dene

, York

YO24 2RH

£240,000



Set within a quiet residential area to the south west of York, A well presented two bedroom semi detached bungalow offering comfortable single level living with the benefit of a driveway, car port and private rear garden.

The property is approached via a front garden and driveway which leads to a covered carport, providing sheltered parking and access to the side of the home. To the rear, the garden is enclosed and laid out for ease of maintenance, with two useful storage sheds offering excellent practicality for gardening equipment or hobbies.

Internally, the accommodation is arranged around a central hallway. The living room is positioned to the rear of the property and enjoys a pleasant outlook over the garden, creating a bright and relaxing space for everyday living. The kitchen is fitted with a modern range of units and worktops, providing ample storage and preparation space.

There are two well proportioned double bedrooms, both benefiting from fitted wardrobes. The bathroom is a three piece suite, finished in a clean and neutral style.

Bramble Dene is well placed for local amenities, bus routes and access into the city centre, making this an ideal home for those seeking a manageable and convenient property in a popular residential location.

Council Tax Band
EPC E

