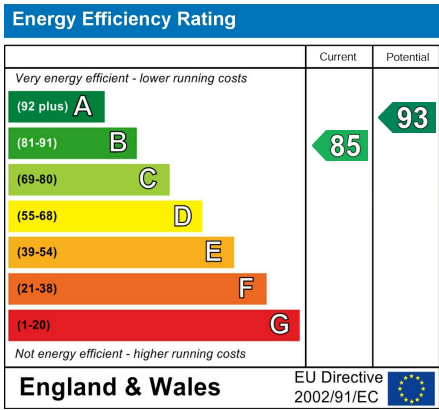


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate towards Knaresborough and turn left onto Kingsley Road. Turn left into Hawthorne Place and second left into Bramble Close where the property is easily found on the right hand side clearly 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 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.



£645,000

2 Bramble Drive, Harrogate, HG1 4FN 4 Bedroom House - Detached

A beautifully presented four bedroom detached family home that offers a stunning interior with many upgraded items together with a private landscaped garden with a summer house. Internal inspection strongly recommended.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
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Description

Built in 2019 this charming character Home features double glazed windows, gas fired central heating with a hive control, alarm and many additional upgrades. The bathrooms are fully tiled with Villroy and Boch sanitary wear.

The property briefly comprises: Inviting reception hall with tiled floor, guest cloakroom, bay fronted lounge with Feature fireplace, study and a most impressive 30 foot wide living family kitchen with soft seating area, dining area and range of upgraded base cupboards, drawers and matching eye level storage cupboards with an integrated Bosch filter hood, ceramic hob dishwasher sink unit Bosch fan assisted oven and Bosch Combi microwave and fridge freezer. There's a separate utility room with space and plumbing for a washing machine and dryer and a door that leads into integral garage, which has a door to the rear garden.

At first floor, there is a spacious landing with a pull down ladder providing access to the loft which has electric light and power. Across the back of the property, the master bedroom suite has a fitted ensuite dressing room and ensuite luxury shower room. Originally the dressing room was bedroom five and could be converted back into that.

There is a guest bedroom with ensuite shower room and two further double bedrooms served by a house bathroom that incorporates both a bath and shower.

Outside there is a double width driveway providing off street hardstanding. There is a shaped lawn with colourful specimen plants and shrubs. At the rear there is a beautiful private landscaped garden where the current owners have created a private oasis. The garden contains a pond with Koi carp and golden orph, private sitting areas with gravel walkways that leads to a summer house which has electric light and power. Additionally, there is a aluminium framed greenhouse.

This private garden is the main feature of the property and the folding patio doors from the living family kitchen open up a beautiful space in the summer and spring months.

Harrogate is a popular town that offers a good road and rail network connecting the traveller and commuter to Leeds York in London. Nearby there are pleasant countryside walks that lead down to Knaresborough and the river Nidd. The current owners have upgraded the light fittings and there are many additional features which will be seen at a viewing which is encouraged.

