



8 Bramley Garth, York

York

£335,000

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A three bedroom semi detached home offered with the convenience of no onward chain and vacant possession.

Accessed at the front into a welcoming entrance hallway, the accommodation is bright throughout with large double glazed windows offering natural light.

The lounge is front to back aspect with brand new carpets and freshly decorated walls, a modern inset gas fire and sliding doors onto the rear garden.

The kitchen is a contemporary design with both under-counter and integrated appliances with a large window overlooking the garden. An under stairs WC completes the ground floor space.

Stairs lead from the entrance hallway to a first floor landing with three double bedrooms and a house bathroom.

Externally, to the front is a lawn garden and neat and tidy driveway with block paved borders with space for 3 vehicles, leading to a garage.

To the rear is a lovely sunny south facing garden with fenced boundaries with mature planted borders.

In summary, a no onward chain, three bedroom semi detached property, with south facing rear garden, off street parking and garaging, in a popular suburb on the edge of York.

LOCATION

Quietly located in a pleasant street off Stockton Lane in the popular Appletree Village area. Nearby Heworth Village has a charming range of shops and amenities, with the nearby Monk Stray offering recreational space. Neighbouring Burnholme has a large community centre complete with Gym and outdoor sports facilities, library and cafe. The property falls within the catchment area for the highly regarded Hempland Primary School and Archbishop Holgates and Huntington Secondary Schools.

Council Tax band: C

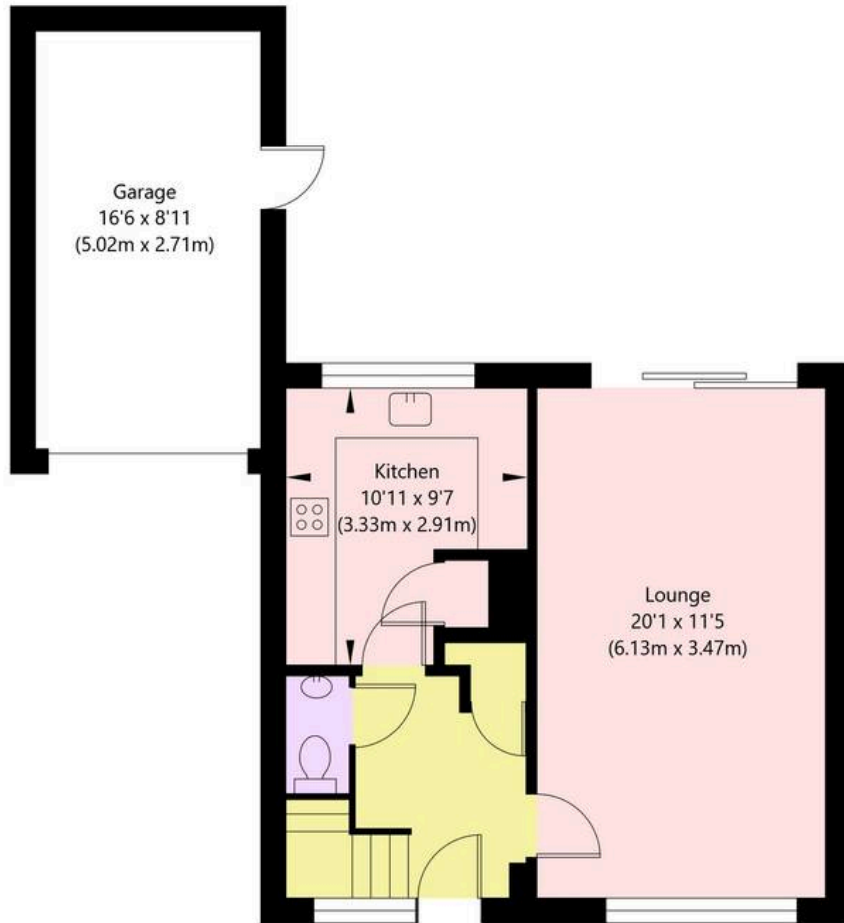
Tenure: Freehold

EPC Energy Efficiency Rating: D

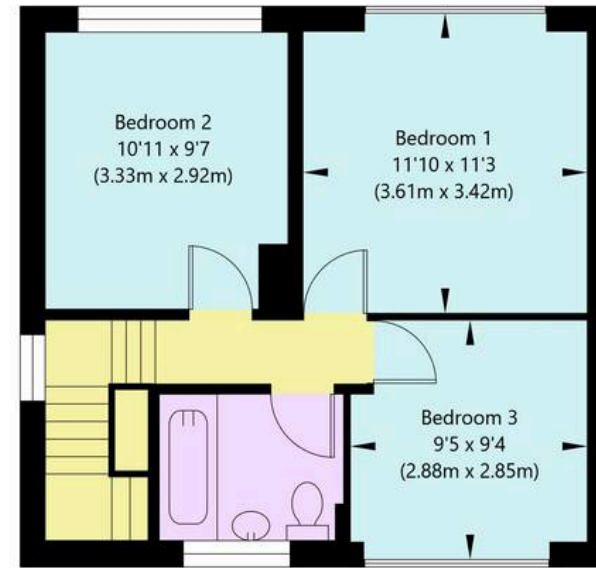








Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 428 SQ FT / 39.78 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 440 SQ FT / 40.88 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 868 SQ FT / 80.66 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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