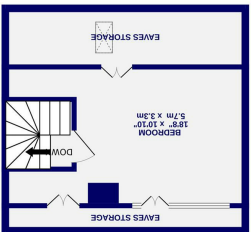
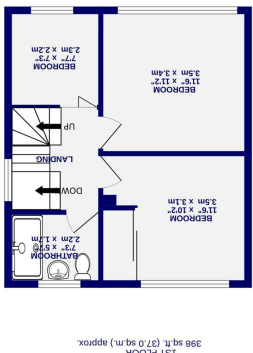
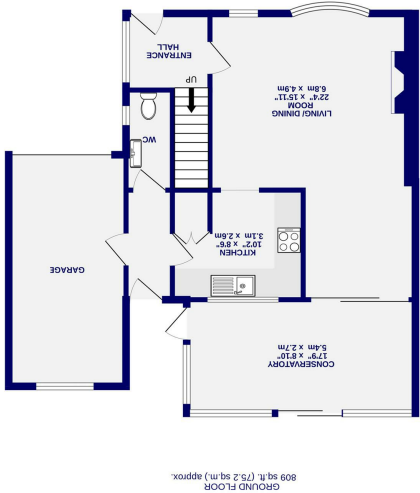


Bramley Garth
Heworth, York
YO31 0PG

Freehold
Council Tax Band - C

- Semi-Detached Home With Loft Extension
- Four Bedrooms Across Two Floors
- Modern Fitted Kitchen & Stylish Interiors
- Solar Panels
- Driveway & Garage
- Popular Residential Location North Of York
- EPC E



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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.

Bramley Garth
Heworth, York
YO31 0PG

£350,000

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A well-presented four bedroom semi-detached home set within a popular residential area to the north of York, offering generous living space and the added benefit of a loft extension and solar panels.

Bramley Garth is well placed for access to local shops, schools and amenities, as well as excellent transport links into the city centre and towards the outer ring road.

The property opens into a welcoming entrance hall leading through to a bright lounge with a feature fireplace and a modern fitted kitchen with a range of stylish units and integrated appliances. To the rear, the dining space and conservatory overlook the garden and provides a superb area for entertaining. Completing the ground floor is a W.c. and access to the garage.

The first floor offers two well-proportioned and a single bedroom, as well as a contemporary house bathroom, while the second floor benefits from a loft conversion creating a versatile fourth bedroom or home office.

Externally, the property features a driveway and garage providing off street parking, together with an enclosed rear garden enjoying a sunny aspect. The addition of solar panels provides both energy efficiency and reduced running costs.

Council Tax Band C

