

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



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Bramley Garth

Apple Tree Village, York

YO31 0NQ

Offers Over £325,000

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Located in a highly sought-after residential area to the east of York, this beautifully presented semi-detached dormer bungalow 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.



















