



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

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Bramley Garth, Appletree Village, York YO31 0PQ

Redmove are delighted to bring to market this well presented spacious family home located in the desirable area of Appletree Village. Boasting an entrance hall, large living room with log burning stove, dining area which leads to the modern kitchen with gloss units and doors opening out to the rear garden.

To the first floor is a modern three piece house bathroom and four good sized bedrooms, one of which has an ensuite shower room. The loft space is easily accessible and is used by the current owners as a home office. Externally this property benefits from a generous sized rear garden with mature borders, patio and decked areas plus a large lawn with field views to the rear. Its a perfect space for entertaining with family and friends. To the front is a driveway and gravelled front garden for ample off street parking. Ready to move in to and enjoy, we strongly recommend early viewing to avoid disappointment.

- Extended Semi Detached Home
- Ensuite
- Spacious Rooms
- Modern Kitchen
- Field Views to Rear
- Driveway
- Desirable Location
- Ready to Move In
- Large Garden
- Modern Bathroom

Travelling on Stockton Lane from Heworth roundabout take the right hand turning onto Applecroft Road which continues onto Stray Road opposite the Church. Bramley Garth will be seen on the left hand side and the property again on the left and can be identified by our for sale sign.

A popular location of York, ideal for the City Centre and local amenities of Heworth, Monks Cross, Vangarde and the City Centre. There are local bus routes and good access routes to the centre of York, A64 and Hull Road.

