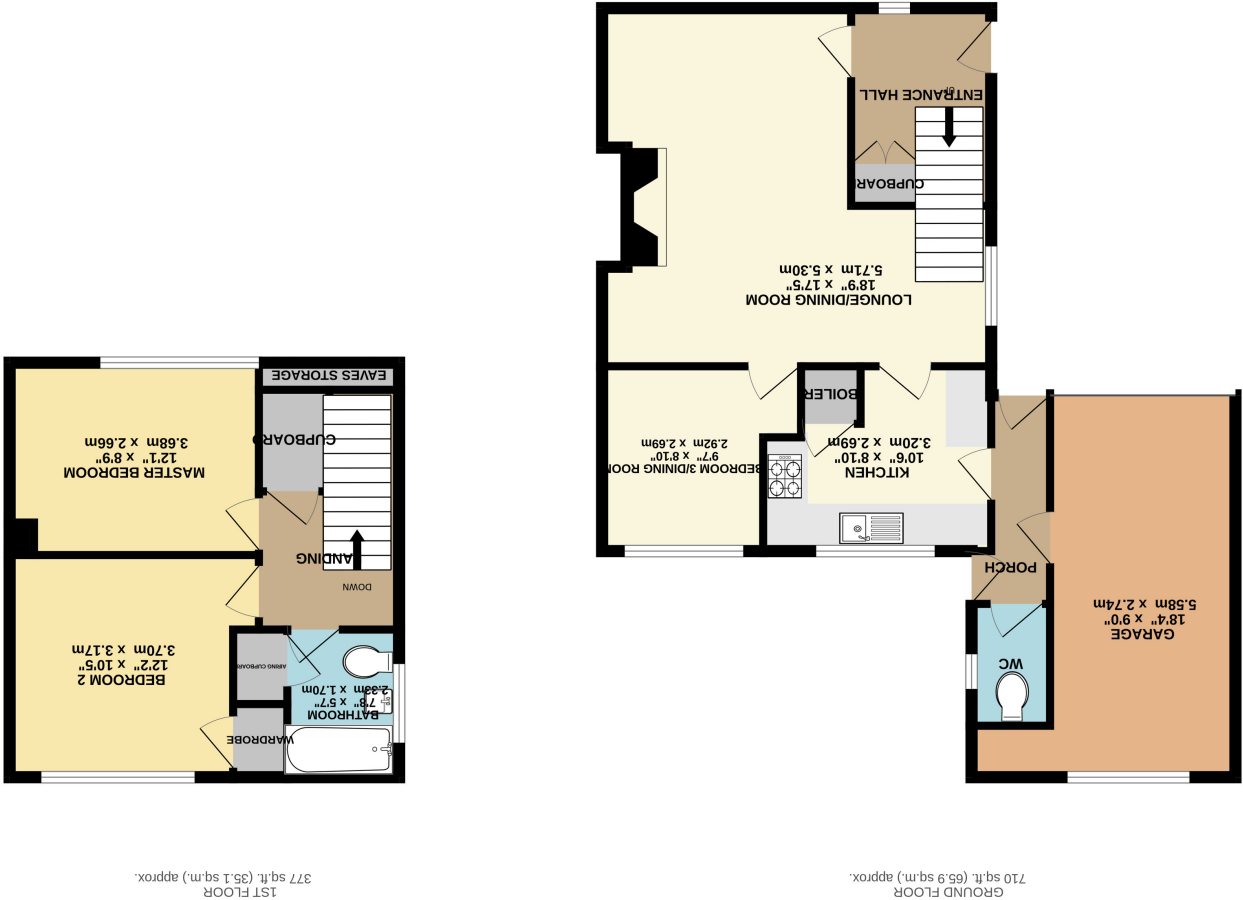


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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40 BRAMLEY GARTH, YORK, YO31 0NH





40 Bramley Garth, YORK YO31 0NH

A fantastic and well presented semi detached home benefitting from a brand new boiler and electric garage door! Upon entering the property, you will find an entrance hallway with storage cupboard for coats and shoes, a large living / dining room, modern black gloss kitchen, ground floor w/c and a ground floor bedroom / study or extra reception room. To the first floor are two good sized double bedrooms and a three piece house bathroom housing the newly installed combi boiler. Externally the property benefits from a garage with a recently fitted electric door, driveway for off street parking with a small front garden. To the rear is a generous sized enclosed garden complete with patio and lawn, perfect for entertaining with family and friends. The property comes with solar panels which generate an annual rebate of approx. £1000. Located in the desirable area of Appletree Village with access to good schools and local amenities, we feel this home is likely to attract high interest levels and therefore early viewing is highly recommended.

- Desirable Location
- Driveway
- Large Lounge
- Ground Floor Bedroom / Second Reception Room
- Modern Kitchen
- Two First Floor Double Bedrooms
- Generous Rear Garden
- Garage
- Brand New Boiler
- Solar Panels

Travelling on Stockton Lane from Heworth roundabout take the right hand turning onto Applecroft Road which continues onto Stray Road. Bramley Garth will be seen on the left hand side and the property is situated on the right hand side 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.

