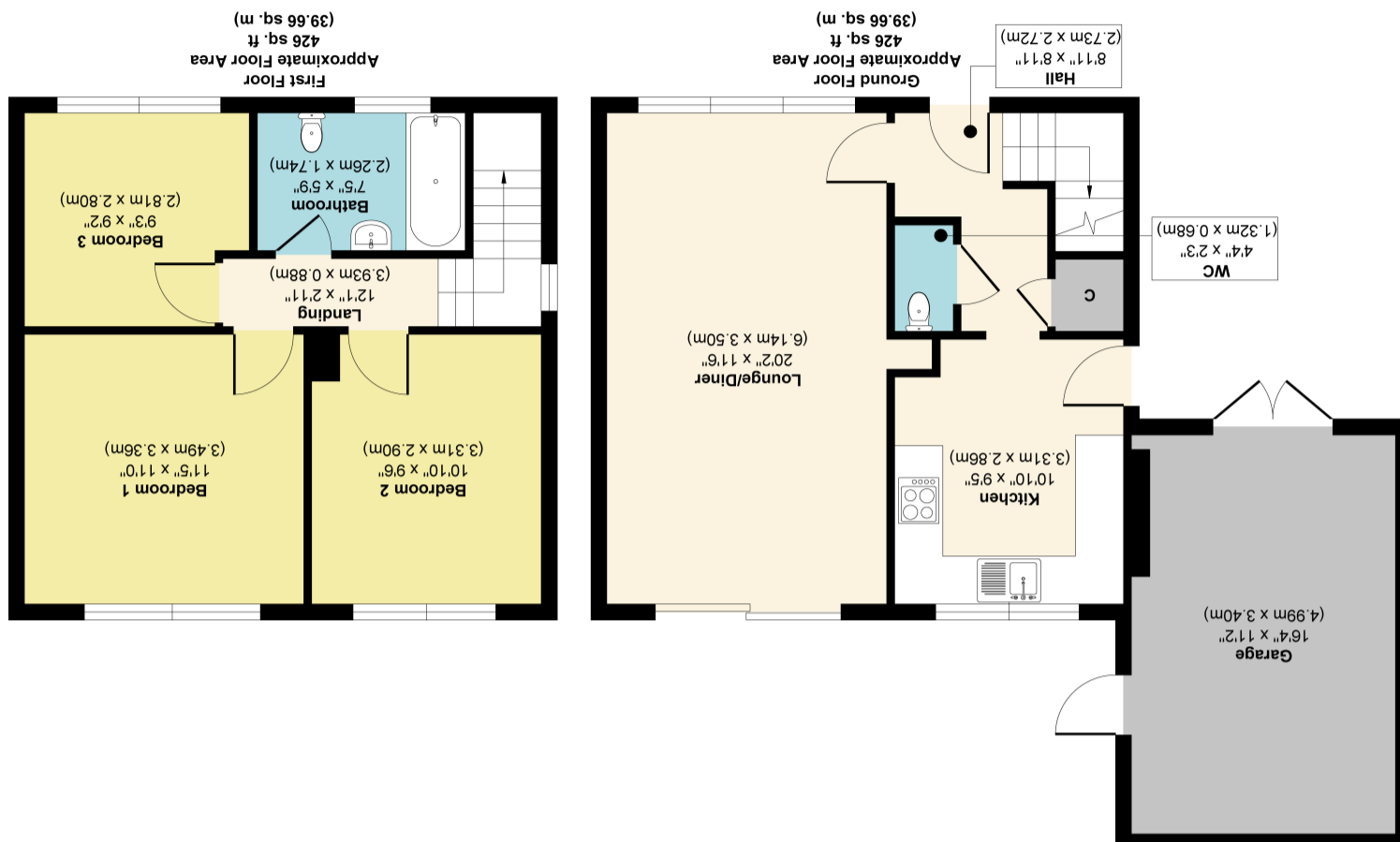


Approx. Gross Internal Floor Area 852 sq. ft / 79.32 sq. m (Excluding Garage)  
Approx. Gross Internal Floor Area 1032 sq. ft / 96.00 sq. m (Including Garage)





## 4 Bramley Garth, York YO31 0NG

A wonderful spacious semi detached home which has been brought up to a high standard by the current owners and is situated in the highly desirable area of Appletree Village. Boasting a large living through dining room with window to the front and patio doors to the rear allowing the natural light to floor in plus a cosy log burner, a modern white gloss kitchen and a ground floor w/c. To the first floor are three good sized bedrooms and a modern three piece house bathroom. Externally the property benefits from an attached garage with electrics, a driveway and gravelled front garden for ample off street parking and an enclosed rear garden which is perfect for soaking up the summer sun and entertaining.

Located within good school catchments and with the potential to extend, this well maintained property is likely to appeal to a wide range of buyers and therefore early viewing is highly recommended.

- Spacious Semi Detached House
- Three Good Sized Bedrooms
- Living through Dining Room
- Modern Kitchen
- Three Piece Bathroom
- Driveway
- Garage
- Potential to Extend STPP

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.

