



Guide Price £340,000

- Highly regarded residential development
- Attractive lounge
- Dining kitchen with integrated appliances
- Three bedrooms and house bathroom
- Larger than average private enclosed rear garden
- Off street parking and large detached single garage

11 Bramble Drive, Harrogate, North Yorkshire, HG1 4FN

A well-presented and recently constructed three bedroom semi-detached family home situated within this highly regarded modern residential development, with larger than average rear garden, off street parking and detached garage.

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11 Bramble Drive, Harrogate, HG1 4FN

Knaresborough 2 miles, Harrogate 2 miles, Leeds 17 miles
(all distances approximate)

General remarks

With gas central heating and uPVC double glazing, the property briefly comprises reception hall with staircase to the first floor. There is a well-proportioned lounge with understairs storage cupboard and leads through into a large dining kitchen with central island unit. The kitchen

comprises a comprehensive range of matching wall and base units with working surfaces and tiled splashbacks over. There is a Bosch oven, Bosch electric hob with central extractor over, integrated fridge, freezer and dishwasher, space and plumbing for a washing machine. Double opening French doors lead out to the delightful private rear garden. There is also a ground floor WC.

To the first floor, there are three bedrooms and the house bathroom comprises a modern white three piece bath suite with shower over the bath. There is also a useful built-in cupboard.

Outside, there is a lawned garden to the front and a tarmac driveway provides off street parking and leads to a large detached garage (20'3 x 11') with electric light and

power installed. A further feature of the property is the larger than average rear garden which offers an excellent degree of privacy and will no doubt appeal to those entertaining and for those with family requirements. There is a small patio leading onto a lawned garden with flowerbed borders and a side access path which leads to the front of the property.

The property is situated in this popular residential location withing close proximity of Harrogate's Spa town and also the amenities and railway station in Starbeck. The situation combines the advantages of a pleasant setting with ease of access to shopping, recreational and schooling facilities. The southern bypass is also accessible and the A1(M) provides access to the commercial centres of North and West Yorkshire.

Directions

From the Empress roundabout proceed down Knaresborough Road, turning left onto Kingsley Road. Proceed along Kingsley Road turning left into Hawthorne Place. Follow the road around to the left which leads into Bramble Drive, where the property can be found further along on the left hand side, clearly marked by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- We are awaiting confirmation of the Estate Management Charge
- All mains services are installed.
- Off street parking and large single garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

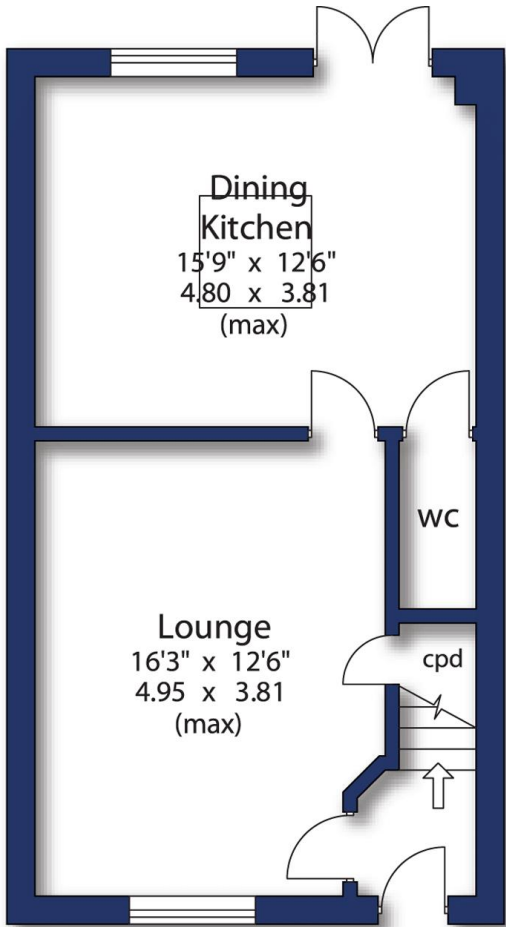
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

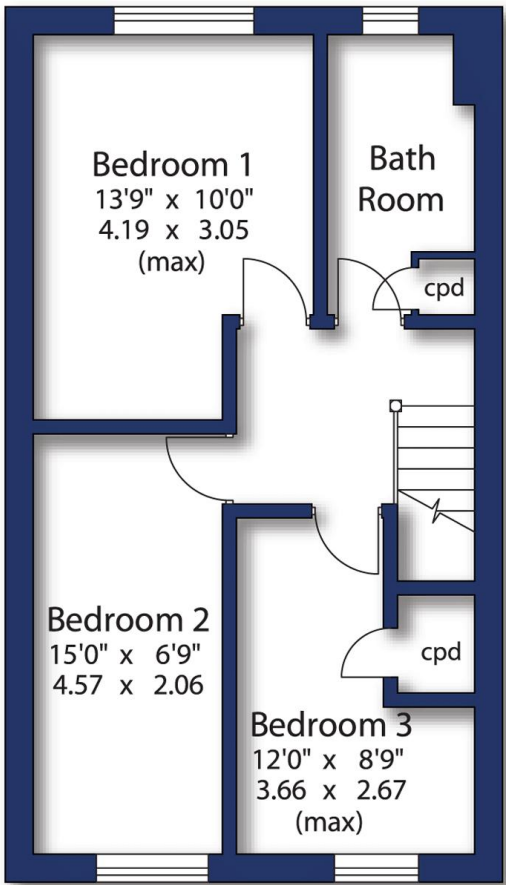
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Floorplans

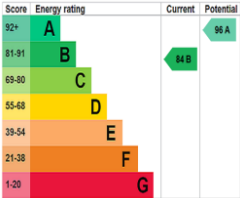


Ground Floor



First Floor

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