



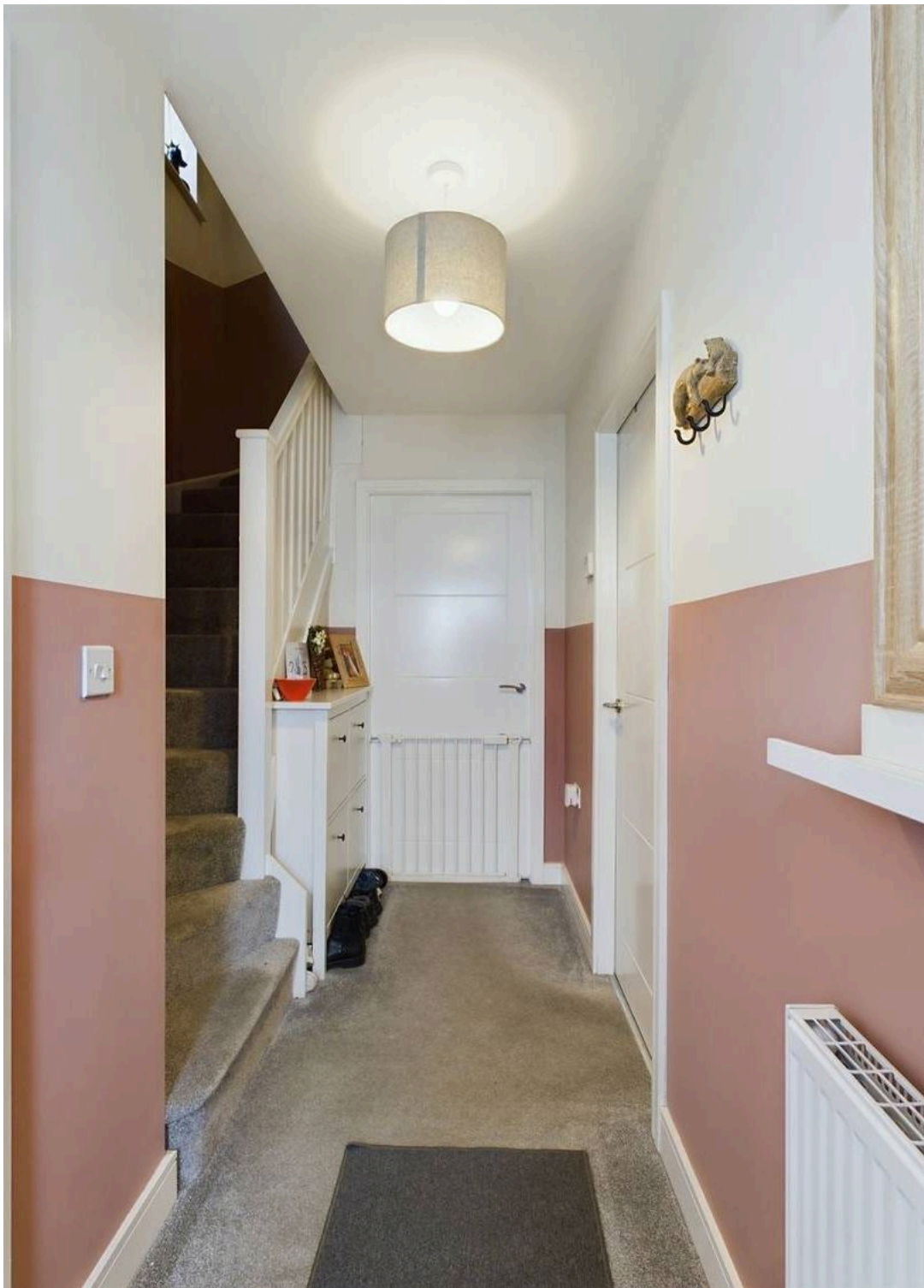
Harrier Close, Brayton, YO8 8SL
£250,000



Harrier Close

Brayton, YO8 9SL

- Three Bedroomed Semi Detached House
- East Facing Rear Garden
- Two Parking Spaces
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage
- Estate Fees: £194 Per Year
- Council Tax Band 'C'
- EPC Rating 'B'



Nestled in the sought-after village of Brayton, this charming 3 bedroom, semi-detached house, built by Linden Homes in 2019, is the epitome of comfortable living.

Inside, you'll find a welcoming atmosphere with ample natural light flooding through the windows. The spacious living room is perfect for relaxing evenings, while the modern kitchen is a chef's dream with its sleek countertops, Electric oven with 4 ring Gas hob and integrated appliances, which include fridge/freezer and dishwasher.

Upstairs, are three well-appointed bedrooms, with the Principal bedroom offering an ensuite shower room. The family bathroom offers a double-ended panel bath, pedestal wash hand basin and close coupled w.c.

Step outside into the beautifully landscaped garden, where the east-facing orientation means you can enjoy sunshine all day long. This outdoor oasis is perfect for hosting summer barbeques or simply unwinding after a hectic day.

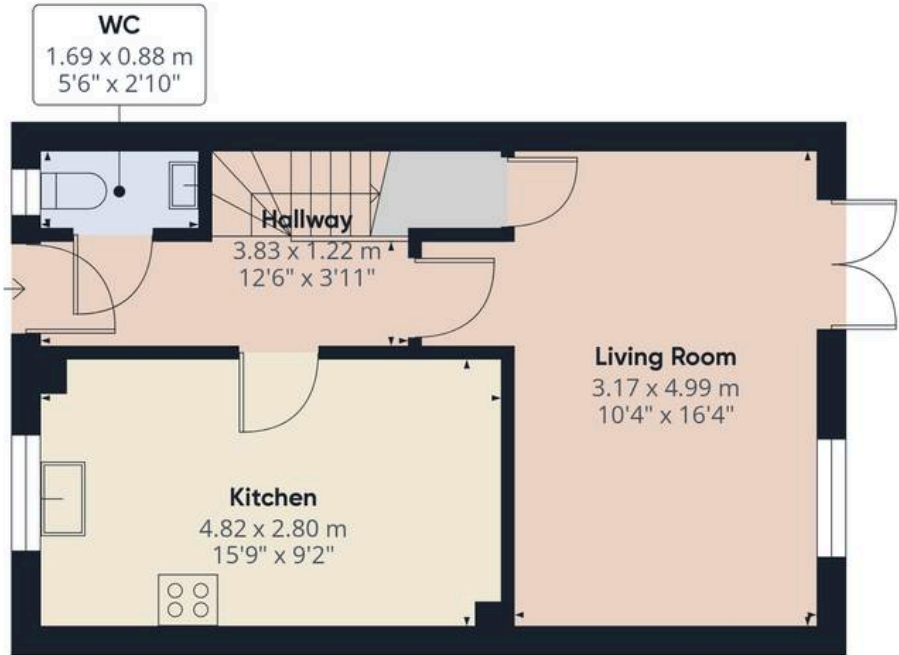
The two parking spaces provide ample room for vehicles, while the surrounding greenery adds to the property's charm.

The estate fees are £194 per year.

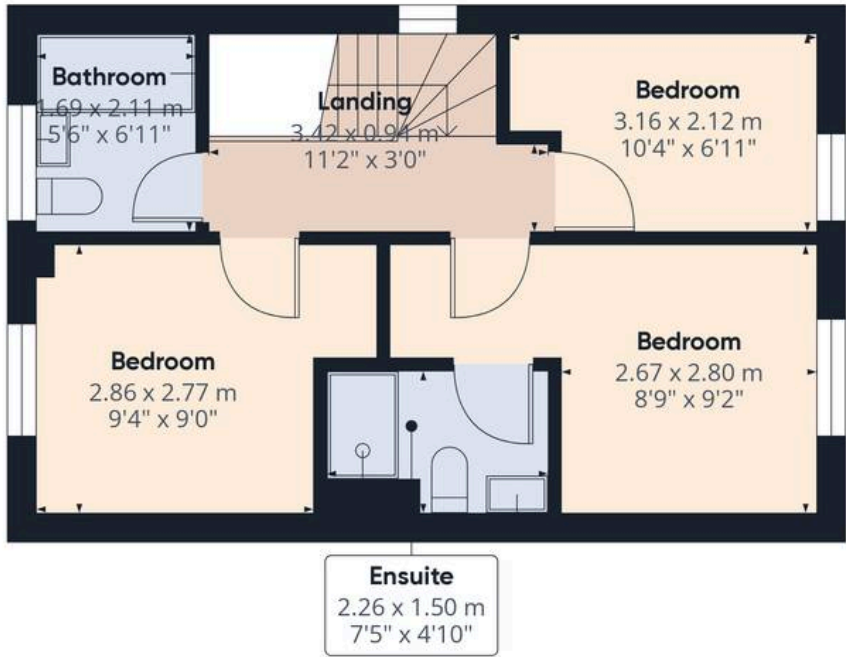
Don't miss the chance to make this house your dream home - come see it today and envision the limitless possibilities of living in this inviting space.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
 73.64 m²
 792.67 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

 Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



JP Harll

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

