

EMSLEY  MAVOR
ESTATE AGENTS

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, Brafferton, YO61 2PQ

£499,995



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STYLE - Superb Terrace Home

HIGHLIGHTS - Beautifully Styled and Decorated,

Enclosed Garden with Summer House

THREE WORDS - Desirable Village Location

Overview

Fairfax House enjoys a super spot situated in the popular village of Brafferton. It is a charming blend of contemporary and country style.

The current owners have meticulously maintained and updated their property creating a super family home. Every room is wonderfully light and tastefully decorated fitted with oak doors. The accommodation provides versatile living space there are two reception rooms, breakfast kitchen, utility and cloakroom.

Upstairs the master is impressive with ensuite, and three further doubles, contemporary shower room and home office.

Outside is a delightful, enclosed garden, integral garage and carport provides off street parking.

With attention to detail and all the finishing touches, any lucky buyer simply needs to move their furniture in and call it home!

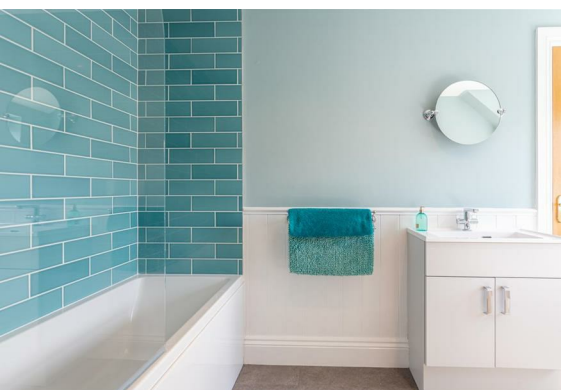
Step Inside

Open your front door, welcome home! Head to the left into the sitting room, this space is bathed in natural light from the window to front and French doors overlooking the garden terrace. The feature fireplace with cast iron grate and stone surround is the focal point, and with space for comfy sofas we can imagine family nights in watching a movie. Glazed French doors lead to a snug/dining room with a further set of French doors opening out to the terrace.

The kitchen has a country feel with wood effect base and wall mounted cupboards and drawers which perfectly complements the black worktops and tiled splashback. The Rangemaster is ideal for the master chef to rustle up a culinary delight for friends with double oven and five ring ceramic hob. There is an integral fridge/freezer and space for a dishwasher. There is space for a dining table making it a super sociable space.

Continue through to the utility area with plumbing for washing machine. There is a cloakroom and access door to the carport.





Upstairs

Take the stairs where you find four double bedrooms, ensuite bathroom, family shower room and home office. The Master is impressive, two windows facing the front makes it wonderfully light and airy. There is plenty of room for King size along with additional furniture and comfy seating area.

The ensuite is smart with aqua coloured metro tiles set beyond a white panelled bath with shower over, ideal for the morning rush or a leisurely soak after a hectic day! There is a vanity sink unit and airing cupboard housing the water tank.

There are three further doubles and a fourth which is used as a useful home office. The shower room has a contemporary vibe, fitted with a large shower cubicle, sink and wc. The landing provides access to loft space with loft ladder and light.

Outside

The garden is delightful, split by a low brick wall with a lovely lawned garden encompassed with painted fencing and bricked wall.

The borders are full of well-established perennials, flowering plants, shrubs and trees any keen gardeners will love. There is a paved terrace, ideal for alfresco dining or enjoying summer BBQs with family and friends.

Garage

There is an integral garage with electric door, and with power. There is an access door to the rear, an access to loft space. The front provides off street parking.

Services

Oil Fired Central Heating, Double Glazing, Mains Drainage

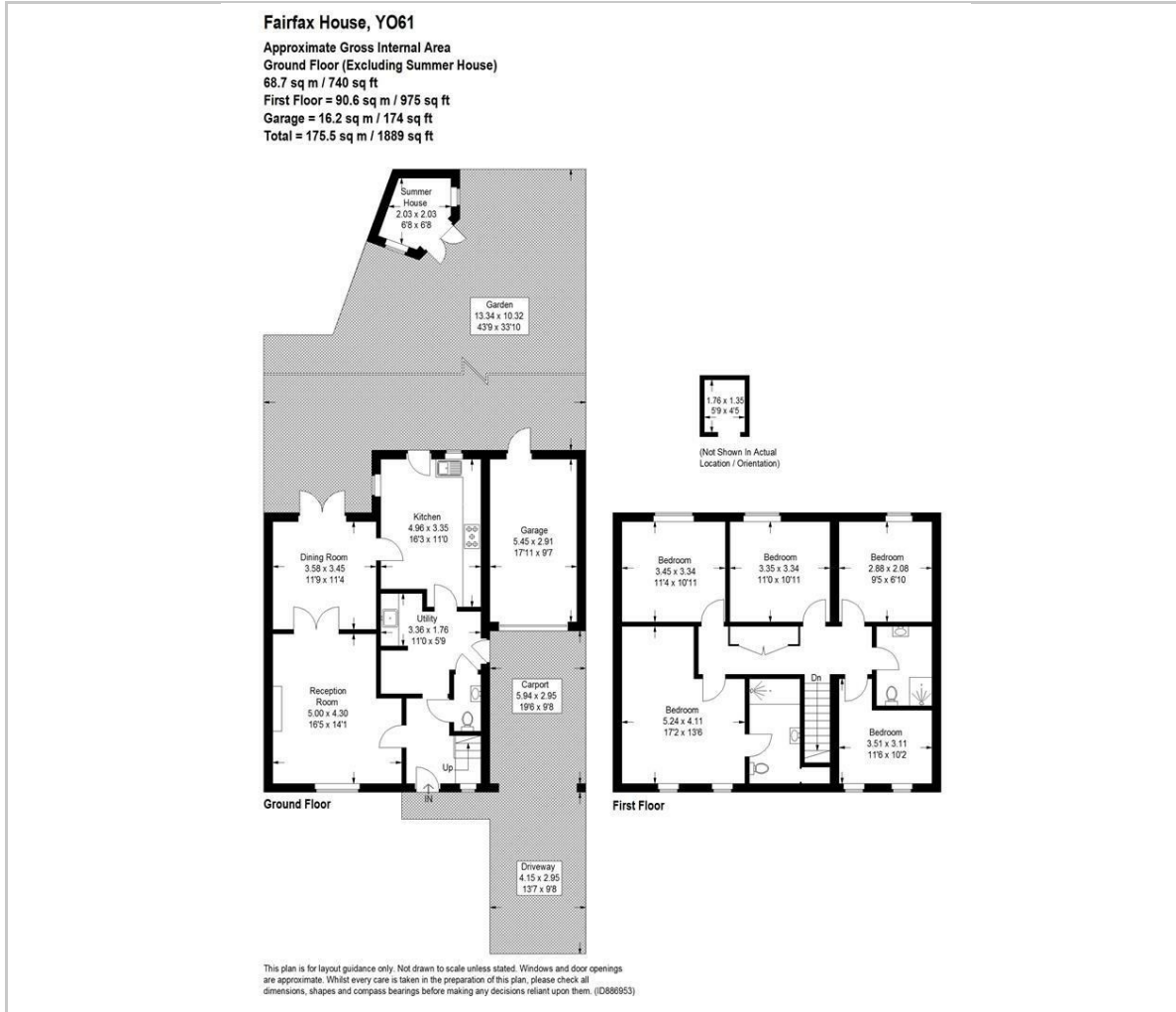
Tenure

Freehold

Council Tax Band

E

Floor Plan



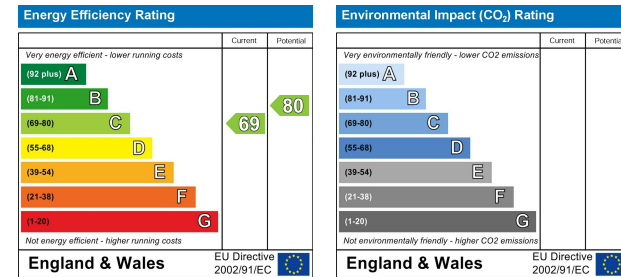
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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