



01947 601301

9 THE CARRS,
BRIGGSWATH
4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Family Home with Gardens & Garage
- Open Plan Lounge/Diner with Patio Doors
- Breakfast Kitchen with Pine Cabinets & Utility Room
- Second Reception Room & Downstairs WC
- 4 Bedrooms & 4-Piece Bathroom Suite
- Gas Central Heating & Single-Glazed Windows
- South-Facing Front Garden with Mature Trees
- Rear Lawned Garden with Timber Sun Deck

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **1**

Reception Rooms: **2**

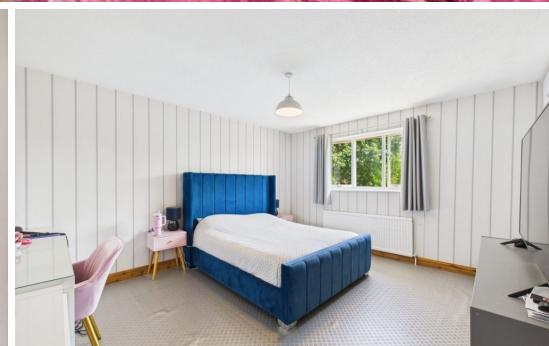
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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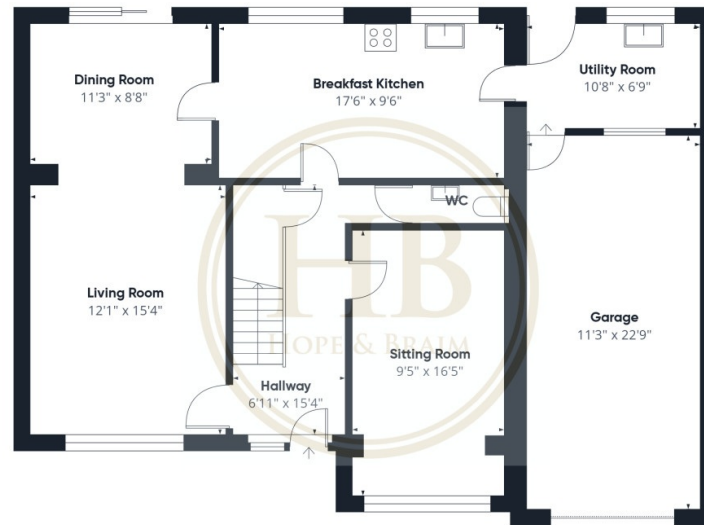
9 THE CARRS, BRIGGSWATH- 4 bed Detached House -£450,000



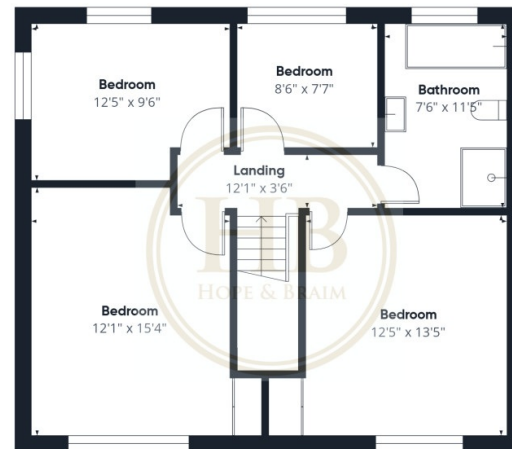
Hope & Braim are delighted to present 9 The Carrs to the market. Located in the delightful village of Briggswath, near Sleights, this attractive detached family home offers comfortable accommodation with beautiful gardens and ample parking. The property presents an excellent opportunity for those seeking a peaceful rural lifestyle whilst remaining within easy reach of local amenities. The ground floor features a welcoming open plan lounge and dining area with patio doors leading to the rear garden, creating a wonderful sense of space and natural light. The breakfast kitchen is fitted with attractive pine cabinets and benefits from a separate utility room, whilst a second reception room provides additional living space. A convenient downstairs WC completes the ground floor accommodation. Upstairs, four well-proportioned bedrooms offer flexible family accommodation, served by a four-piece bathroom suite. The property benefits from gas central heating throughout, ensuring year-round comfort. Externally, the south-facing front garden is a particular feature, boasting mature trees that provide privacy and character. The rear garden offers a delightful lawned area with an attractive timber sun deck, perfect for outdoor entertaining and relaxation during warmer months. An additional benefit is a garage providing secure parking and storage. Briggswath enjoys a tranquil setting within the North York Moors National Park yet offers good transport links. The nearby village of Sleights provides local shops and amenities, whilst the historic market town of Whitby is easily accessible. This property would suit a variety of purchasers, from growing families to those seeking a peaceful retreat in this highly sought-after location.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1739 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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