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14 Bravener Court, Newton On Ouse, York, YO30 2DH



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Guide Price £495,000

This three/four bedroom detached dormer bungalow in the popular village of Newton on Ouse is sure to appeal. Covering approximately 1600 sq ft it is well presented and offers space and versatility. Benefiting from gas fired central heating and extensive double glazing it comprises: hallway, breakfast kitchen, lounge, dining room/ bedroom four, master bedroom and bathroom. To the first floor the landing has a study area, a bedroom with en-suite shower room and a further bedroom. Outside are gardens to three sides and a single detached garage. EPC rating C and Council Tax Band E. A viewing is highly recommended to appreciate this lovely property. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR  
1005 sq.ft. (93.3 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- **THREE/FOUR BEDROOMS**
- **GARDENS AND GARAGE**
- **EPC RATING C**

- **DETACHED DORMER BUNGALOW**
- **WELL PRESENTED**
- **COUNCIL TAX BAND E**

- **POPULAR VILLAGE**
- **APPROX 1600 SQ FT**

#### **HALLWAY**

Accessed via part glazed composite front door, windows x 2 to front aspect, stairs to first floor, storage cupboard, recessed ceiling lights

#### **BREAKFAST KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated appliances to include electric double oven, gas hob, cooker hood, washing machine and dishwasher, fitted breakfast bar, wall mounted cupboard housing gas fired central heating boiler, tiled floor, window to side aspect, fully glazed patio doors to garden

#### **BEDROOM ONE**

Fitted wardrobes and bedroom furniture, windows x 2 to side aspect, radiators x 2

#### **BATHROOM**

Suite comprising panelled bath, walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, airing cupboard, opaque window, tiled floor, recessed ceiling

#### **DINING ROOM/BEDROOM FOUR**

Radiator, fully glazed patio doors to rear garden

#### **LOUNGE**

Feature stone fireplace with inset coal effect gas fire, windows to front and side aspects, fully glazed patio doors to garden

#### **FIRST FLOOR LANDING**

Study area, eaves storage, radiator, velux window, recessed ceiling lights

#### **BEDROOM TWO**

Fitted cupboard, radiator, eaves storage, velux x 2

#### **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, eaves storage, velux window, radiator, recessed ceiling lights

#### **BEDROOM THREE**

Window to side aspect, radiator, velux window, eaves storage

#### **OUTSIDE**

There are gardens to four sides laid mainly to lawn with borders of mature plants and shrubs, seating areas and there is a water feature. In addition there is a greenhouse and a garden shed.

#### **GARAGE**

There is a detached single garage with power and light laid on. It has a personnel access door to/from the garden and there is a mezzanine level with drop down ladder for storage.

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















