



## Brafferton Guide Price £500,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A well presented and flexible 4 / 5 bedroom cottage occupying an enviable position within this most sought after village, and featuring a delightful rear garden, superb master suite, and integral garage with car port.



## Foreword

This modern 5 bedroom cottage offers spacious and flexible family living accommodation set across 2 floors in one of the region's most sought after village locations.

Helperby offers quick and easy access to both the market towns of Easingwold and Boroughbridge with a number of notable local amenities including the Oak Tree Inn and a highly regarded village primary school.

There is ample off street parking with the property in addition to significant storage space and a child and dog proof rear garden.

There is no doubt this accommodation will be ideal for both young and mature families alike.

## Accommodation

The property is entered by a double glazed front door into a reception hall having a staircase leading to the first floor accommodation with built-in under stair storage cupboard and enclosed radiator.

The principal reception room is a spacious lounge located at the front of the house having a feature fireplace set on a crushed stone hearth with matching surround. There are twin radiators, cove cornices and television aerial point.

The living room leads through into a snug which offers flexible accommodation and can easily be used as a separate dining room. There are French doors which lead out onto the rear garden beyond as well as cove cornices and a double radiator.

One of the feature rooms of the property is without a doubt the modern open plan breakfast kitchen having a stylish range of built-in base units with rounded edge worktops and inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the sale is a 5 point Range cooker in addition to plumbing for a dishwasher. The kitchen is equipped with built-in fridge and freezer units and provides ample space for a free standing dining table. Double glazed rear entrance door leads out onto the garden beyond. There is a double radiator, feature tiled flooring and ceiling down lighters.

Located central within the ground floor accommodation is a T shaped utility room which has an additional fitted worktop with stainless steel sink unit, high and low level storage cupboards as well as plumbing for a washing machine. The utility room has a double glazed side entrance door, single radiator and ceiling down lighters.

Crucially there is a downstairs cloakroom having a low flush w/c and wash hand basin set in a vanity surround.

The first floor landing includes a double fronted wardrobe and linen cupboard in addition to a single radiator and loft hatch.

There is a superb master bedroom suite having an ensuite bathroom that includes a w/c and wash hand basin both set in a vanity surround with a separate inset bath, Aqualisa shower unit and full height tiled splashbacks. The ensuite houses the airing cupboard with the hot water cylinder and immersion heater.

Bedrooms 2, 3 and 4 are further generous double bedrooms with bedroom 5 currently used as a working study. All 5 bedrooms benefit from double glazed casement windows and radiators.

Finally, there is a modern house shower room with a contemporary w/c, wash hand basin and walk in shower cubicle with Aqualisa shower unit and full height tiled surround.

## To The Outside

The property is accessed directly off the main street of Helperby onto a block paved driveway which in turn leads through into a covered carport which provides off street parking. Beyond is an integral single garage which houses the oil-fired central heating boiler and has a remote activated up and over door. The garage is equipped with light and power and there is a second loft hatch.

Running full width across the rear elevation is a flagged patio ideal for outside entertaining. There is stepped access up onto the rear garden which is laid to lawn with surrounding herbaceous borders. The garden is fully enclosed to all sides by fenced and walled boundaries creating an ideal family environment. An outside water tap is located off the rear elevation and there is a secondary rear garage access.

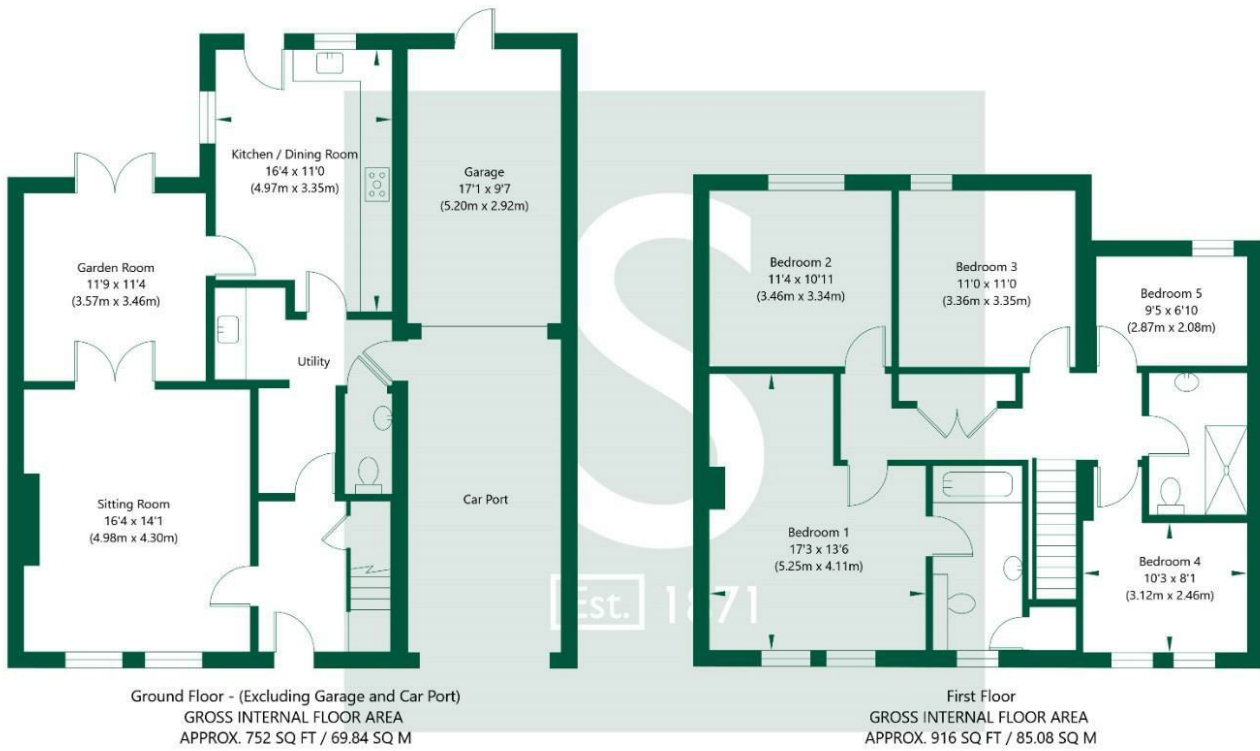
The property benefits from double glazing and oil-fired central heating throughout and an early inspection is strongly recommended.

## Energy Efficiency

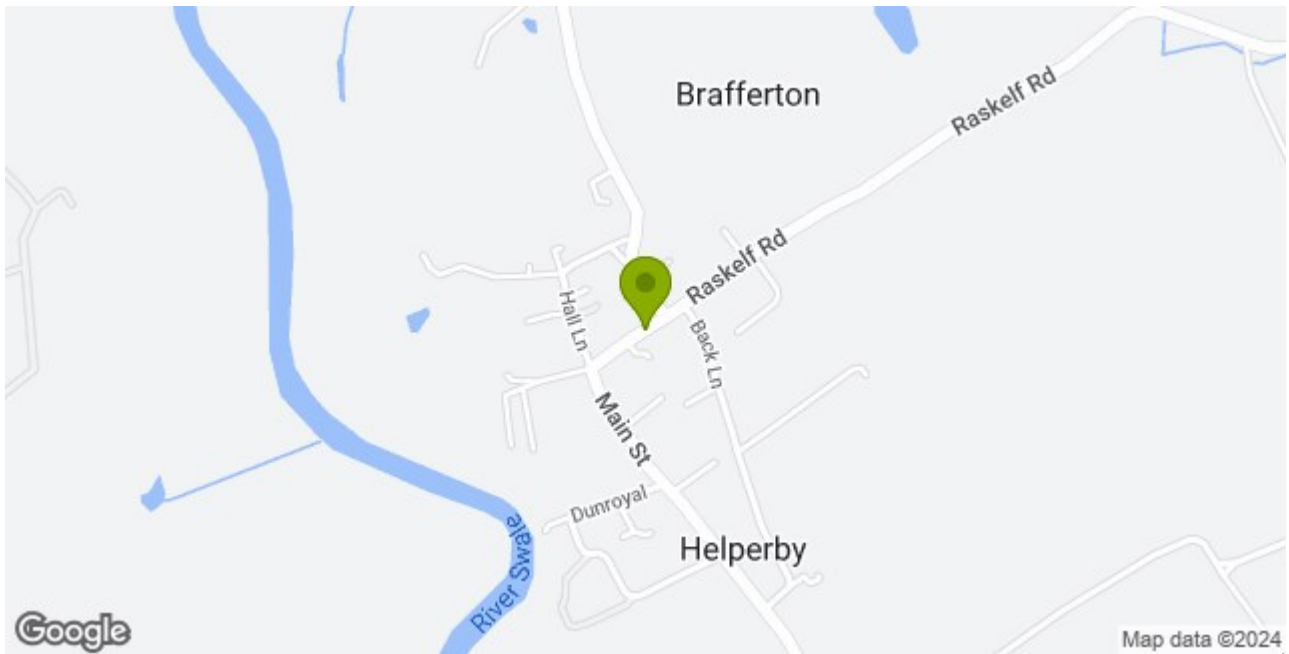
The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of C (80).



Raskelf Road, Brafferton, York YO61 2PQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1668 SQ FT / 154.92 SQ M - (Excluding Garage and Car Port)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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