



17 Cookson Way, Brough St Giles, North Yorkshire, DL9 4XG
Offers over £240,000



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A three bedroomed detached house offering generous sized living accommodation and situated in this sought after development in close proximity of local schools and amenities, with excellent access to the A1(M) and A66 Trans-Pennine route. Benefiting from an open plan lounge/dining room, downstairs w.c, utility room, en suite to the master bedroom and Garage. Call today to view.

HALLWAY

With a UPVC triple glazed entrance door, central heating radiator, staircase leading to the first floor and triple glazed UPVC window to the side.

LOUNGE 3.98 x 3.14 (13'0" x 10'3")

At the front of the property with a gas fire, fire surround and marble effect hearth, central heating radiator, useful under stairs storage cupboard, triple glazed UPVC window, tv aerial point and arch leading through to:

DINING ROOM 3.28 x 2.39 (10'9" x 7'10")

Having a central heating radiator, UPVC triple glazed bow window and door leading into the:

KITCHEN 2.78 x 2.52 (9'1" x 8'3")

At the rear of the property with a range of wall, base and drawer units, worktops and splash back, stainless steel sink unit with a mixer tap over, gas oven, electric hob, extractor hood, wooden effect flooring and UPVC triple glazed window.

UTILITY ROOM 1.50 x 1.49 (4'11" x 4'10")

Having plumbing for an automatic washing machine, wall mounted ideal boiler, UPVC triple glazed door leading out to the rear garden and door leading into:

DOWNSTAIRS W.C. 1.52 x 0.90 (4'11" x 2'11")

With a low level w.c, wash hand basin, wooden effect flooring and UPVC triple glazed window with obscured glass to the side.

LANDING

Having a loft hatch for loft access.

BEDROOM 1 3.57 x 3.0 (11'8" x 9'10")

At the rear of the property with fitted over the bed wardrobes, UPVC triple glazed window, central heating radiator and door into the en suite.

EN SUITE 2.66 x 1.54 (8'8" x 5'0")

At the front of the property having a low level w.c, shower cubicle, shower with dual shower heads, wash hand basin in a vanity unit, towel radiator, PVC ceiling panels and UPVC triple glazed window.

BEDROOM 2 3.77 x 3.12 (12'4" x 10'2")

At the front with a cupboard over the stairs, central heating radiator and UPVC triple glazed window.

BEDROOM 3 3.24 x 1.76 (10'7" x 5'9")

At the rear with central heating radiator and UPVC triple glazed window.

BATHROOM 2.06 x 1.68 (6'9" x 5'6")

With white suite comprising of bath with shower over, shower screen, wash hand basin with a vanity unit beneath, towel radiator and UPVC triple glazed window.

EXTERNALLY

To the front of the property there is a block paved driveway providing off road parking for two vehicles, there is an outside welcome light and lawned area, a gate at the side gives access into the rear garden.

At the rear of the property there is an enclosed garden having a paved patio area, steps lead up to a lawned area with borders, external cold water tap and security light.

GARAGE

An integral garage with an up and over door, power and lighting.

COUNCIL TAX BAND C



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