



ST. PETERS CLOSE, BRAFFERTON

The Hayloft, St. Peters Close, Brafferton, York, North Yorkshire, YO61 2NP

PETER  
MOODY  
& COMPANY

## ST. PETERS CLOSE, BRAFFERTON

The Hayloft, St. Peters Close, Brafferton, York, North Yorkshire, YO61 2NP

- Entrance Hall
- 5 Double Bedrooms (Master with En Suite and Dressing Room)
- House Bathroom
- Living Room
- Dining Room
- Open Plan Breakfast Kitchen
- Utility Room, Cloakroom/WC
- Gated Driveway
- Double Garage
- West Facing Gardens

York City Centre 16 Miles / Harrogate 15 Miles / A1(M) 5½ Miles

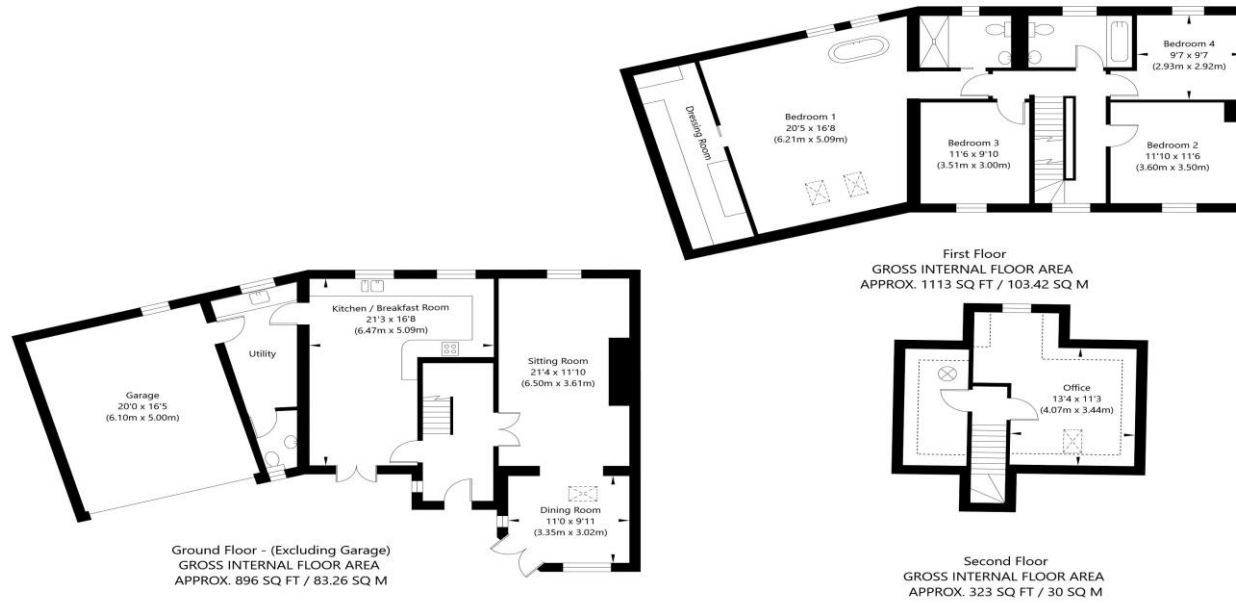
### Description

A stunningly presented 5 bedroom family home in the very sought-after village of Brafferton/Helperby, between Easingwold and Boroughbridge. Originally built by the highly regarded 'Hogg The Builder' from York, extensively refurbished and improved by the present owners. The Hayloft benefits from oil fired central heating and double glazing with accommodation laid out over three floors. On the ground floor, doors open from a reception hall to a spacious living room and a separate dining room with solid wood floors and windows overlooking the garden. The breakfast kitchen has been refitted with a stunning range of contemporary units with integral appliances and leading off from here is a utility room and cloakroom/WC, with back door access to the double garage with remote control door. On the first floor is an impressive master bedroom suite with backlit Japanese sliding doors leading to a 20' walk-in dressing room and an en-suite shower room. In addition, a freestanding Kaldewei double-ended bath within the bedroom itself. Further doors lead from the galleried landing lead to three additional double sized bedrooms and the house bathroom with a modern white suite. On the top floor of the house is a fifth double bedroom currently utilised as an office and a storage room, housing the hot water tank and wooden shelving/airing space. The enclosed walled gardens at The Hayloft are a true suntrap being predominantly west facing and includes a generous paved seating area, lawn and borders. The property is approached via remotely operated double gates with entry keypad and camera, connected to a 'smart home' system within the house or Smartphone.

**Guide Price £640,000**



# FLOOR PLANS




NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2332 SQ FT / 216.68 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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