



8 FOX GARTH

BRAFFERTON | YORK | NORTH YORKSHIRE | YO61 2QL

Situated on the edge of the twin villages of Brafferton and Helperby, 8 Fox Garth is a well presented modern three-bedroom home offering the perfect balance of rural tranquility and contemporary living.

This attractive detached property boasts classic red-brick architecture, blending into the traditional character of the village, while benefiting from a recently extended kitchen and modern interior upgrades.

The front of the house features a welcoming entrance with a slate-tiled canopy porch, double-glazed sash-style windows, and a low-maintenance garden. To the rear, a private deck and lawned garden provide a setting for outdoor dining and relaxation, surrounded by mature greenery.

The property also benefits from a single garage and off-road parking for up to three vehicles, offering practical convenience for families or visiting guests.

Located in a peaceful residential cul-de-sac, 8 Fox Garth enjoys an enviable position just a short walk from the heart of the village - well-known for its strong sense of community, historical charm, and amenities such as award-winning local pub, village hall, and scenic walking routes along the River Swale.

ACCOMMODATION

GROUND FLOOR

- Sitting room
- Open plan dining kitchen
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Guest bedroom
- Bedroom three
- Family bathroom

EXTERIOR

- Garage
- Private parking
- Lawned garden
- Timber decked dining terrace



INTERNAL ACCOMMODATION_____

The sitting room is a spacious and inviting reception area, ideal for both relaxed evenings and entertaining. Flooded with natural light from a large front-facing window and a set of French doors opening onto the rear garden, the space enjoys a wonderful sense of openness and connection with the outdoors.

Tastefully decorated in neutral tones, the room features carpeting and recessed ceiling spotlights, creating a bright and comfortable atmosphere. At the heart of the room sits a charming wood-burning stove set into a classic white mantelpiece with slate hearth - adding character and a cosy focal point, especially in the cooler months.



The layout comfortably accommodates generous seating options, and the French doors extend the living space onto the sunny decked terrace, perfect for summer gatherings or quiet mornings with a coffee.





The heart of the home is this beautifully extended open-plan dining kitchen, thoughtfully designed to blend functionality with style. Bright and generously proportioned, the space is fitted with classic shaker-style cream cabinetry, walnut-effect worktops, and sleek slate floor tiles, creating a timeless yet contemporary aesthetic.

At its centre stands a freestanding island unit offering additional storage, a built-in wine rack, and a practical surface for cooking. The kitchen is well-equipped with a range of integrated appliances, including an electric oven, ceramic hob with stainless steel extractor, dishwasher, and fridge/freezer, while a stainless-steel sink is positioned beneath a pair of front-facing windows for maximum natural light.



The kitchen seamlessly flows into the bright and airy dining area, a recently extended space that benefits from dual-aspect windows and access to the rear garden via a glazed door - making it ideal for relaxed family meals or entertaining.

Contemporary touches such as tall column radiators, recessed lighting, and crisp white walls enhance the modern feel of the room.

For added convenience, a recently created ground floor WC is located just off the kitchen - ideal for guests and daily family use.

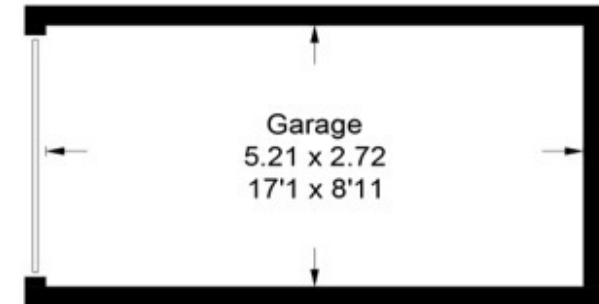


8 Fox Garth, Brafferton, York, YO61 2QL

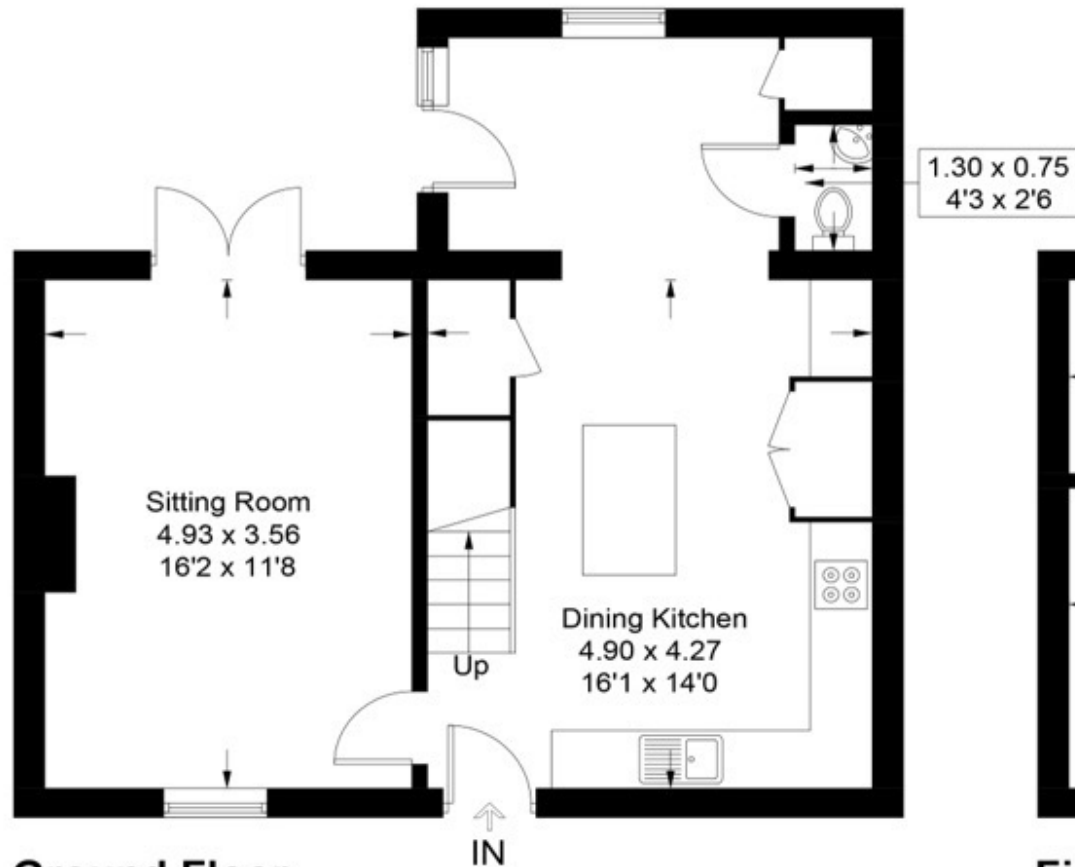
Approximate Gross Internal Area = 1020 sq ft / 94.8 sq m

Garage = 151 sq ft / 14.0 sq m

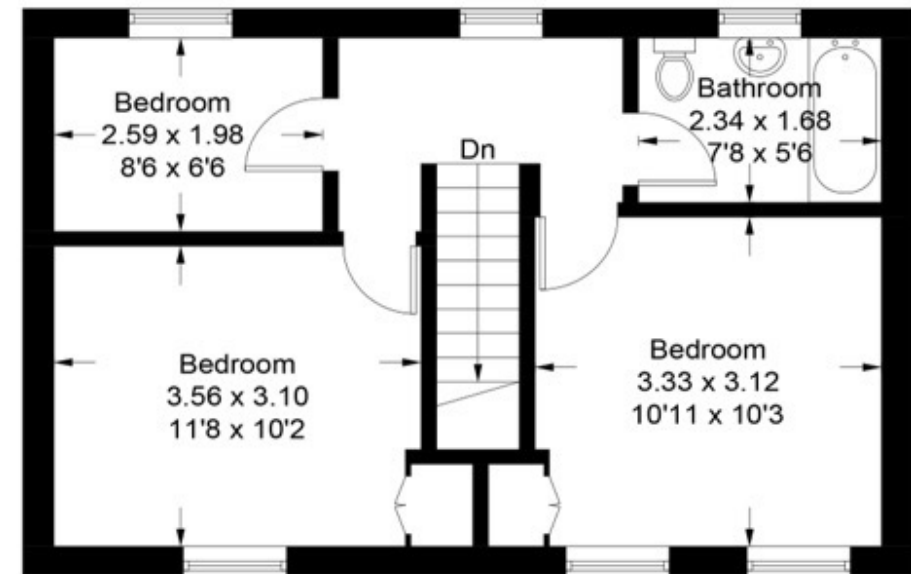
Total = 1171 sq ft / 108.8 sq m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID1203068)

FIRST FLOOR

A timber staircase with polished handrail rises from the kitchen to the first-floor landing, adding a warm, natural touch that complements the home's classic interior. The landing is bright and airy, with a large window that allows plenty of daylight to pour in. Finished in neutral tones with white woodwork and soft carpeting underfoot, this central space is both practical and welcoming. A loft hatch provides access to additional storage above.

The principal bedroom is a generous and relaxing space, decorated in calm, neutral tones. A large window to the front frames pleasant village views and fills the room with natural light. There is plenty of room for a double or king-sized bed along with freestanding furniture, and a built-in wardrobe offers discreet storage.

The guest bedroom, also positioned at the front of the house, is another well-sized double room. It enjoys an abundance of natural light thanks to its double windows, and the décor continues the home's modern aesthetic. A built-in wardrobe ensures functional storage.



The third bedroom is a bright and neatly presented single room, ideal for use as a child's bedroom, home office, or guest space. A rear-facing window brings in plenty of natural light, and the room is finished in soft, neutral tones that maintain the calming atmosphere found throughout the home. With a simple and functional layout, this space offers flexibility to suit a variety of needs.

The house bathroom is modern, well-appointed, and finished to a high standard. It features a stylish P-shaped bath with a mains-fed rainfall shower and glass screen, offering both comfort and practicality. The suite includes a close-coupled WC and pedestal basin, all set against elegant stone tiling and clean white walls. A heated chrome towel rail and frosted window complete the space.





EXTERIOR

The south-west facing garden at 8 Fox Garth, is well-designed to offer both attractive outdoor living and practicality. To the rear, a private enclosed garden features a decked terrace directly accessed from the sitting room via French doors - an ideal spot for al fresco dining or relaxing in the sunshine. Surrounded by a brick wall and mature planting, this space enjoys a good level of privacy within a peaceful village setting.

Also within the rear garden is a timber storage shed and a useful hardstanding area, perfect for storing bins, bikes, logs, or garden tools - ensuring the main seating space remains tidy and functional. Adjacent to this is a gravelled driveway offering off-road parking, in addition to a single garage just steps away.

In addition to the rear garden, the property benefits from a side garden, offering further outdoor flexibility - ideal as a secluded utility area or potential for additional storage or planting.

The home enjoys a quiet cul-de-sac position, shared with just a small number of neighbouring properties, creating a safe and friendly environment.

An ideal setting for families or anyone seeking a peaceful, village lifestyle with a strong sense of community.



LOCATION



Situated amidst the stunning North Yorkshire landscape, Brafferton/Helperby boasts scenic views and a tranquil environment. The village is surrounded by rolling hills, lush green fields and idyllic countryside, providing ample opportunities for outdoor activities and exploration.

The village is well-positioned to provide easy access to nearby towns and cities. The vibrant market towns of Easingwold, Thirsk and Boroughbridge are all within reach, offering a range of amenities and services to cater to residents' needs. For those seeking a touch of history and culture, the nearby cathedral city of Ripon is a short distance away. Ripon is known for its beautiful cathedral, historical architecture and vibrant community events.

Furthermore, Brafferton/Helperby benefits from its proximity to notable destinations such as the spa town of Harrogate and the historic city of York. Within just 30 minutes, residents can immerse themselves in the charm and sophistication of Harrogate or explore the rich history and cultural heritage of York. The commercial centre of Leeds is easily commutable and is approximately 45 minutes by car.

The village itself is characterised by a strong sense of community and offers a range of amenities to cater to residents' needs. These include a Church of England primary school, church, award winning restaurant with rooms, sports and recreation clubs and an active village hall offering a wide range of activities.

In terms of transportation, the village enjoys excellent road connections with the A1(M) and A19 highways located nearby. This allows for convenient travel to other parts of North Yorkshire and beyond.

The closest railway station is in Thirsk, approximately nine miles to the north-east, providing regular train services on the East Coast Main Line. This offers convenient connections to major cities and destinations including direct trains to London King's Cross.





Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating. Solar panels provide hot water.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Boroughbridge 5 miles, A1(M) 6 miles, Thirsk 11 miles, Harrogate 15 miles, York 16 miles, Northallerton 17 miles, Leeds 30 miles. (All mileages are approximate.)

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