



4 Scardale Court, Brayton
£285,000





4 Scardale Court

Brayton, Selby

- 3 Bed Semi-Detached House
- South Facing Rear Garden
- Ground floor cloaks/w.c.
- Garage and off-road parking
- Brick Built Construction
- Mains Gas Central Heating. Mains Electricity
- Internet: FTTC Mobile: 4G
- EPC Rating 'C' (70)
- Council Tax Band 'C'



4 Scardale Court

Brayton, Selby

Scardale Court, Brayton – Where Space Meets Style (and the Garden Bar Steals the Show)

Looking for a home that makes you smile the moment you walk in?

Welcome to Scardale Court a freshly decorated **3-bedroom semi** with serious kerb appeal, a garden made for entertaining, and all the mod-cons you didn't know you needed (but won't want to live without).

The Inside Story

Step through the front door and into a home where every detail just works. A light-filled lounge with warm oak floors and a feature fireplace? Tick. A kitchen to make you feel like a chef (even if you're just reheating leftovers)? Double tick.

- **Glossy cream kitchen** with oak worktops, island unit (with pop-up power!), integrated appliances & induction hob
- **French doors** to the garden from the dining area – perfect for seamless summer nights
- **Understairs W.C.**, fitted wardrobes in the master bedroom, modern bathroom with P-shaped bath & rainfall shower
- **3 Bedrooms** – including a principal bedroom with built-in wardrobes and two light, versatile rooms to the rear (ideal for home office, guest room, or that Peloton you swear you'll use more often)

Bathroom goals – fully tiled, sleek, modern, and spotless

Garage + Utility area – space for all the “stuff” life throws at you, plus driveway parking on smart Indian stone

Now, the fun bit – That Garden

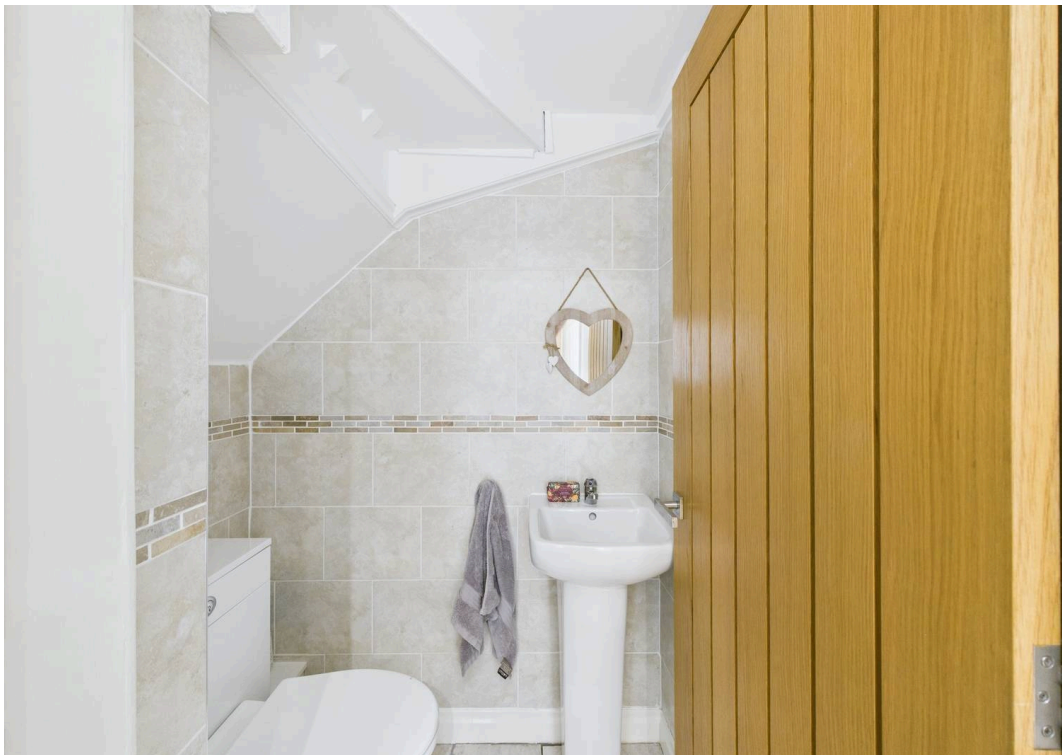
This isn't just a garden. It's a **lifestyle upgrade**:

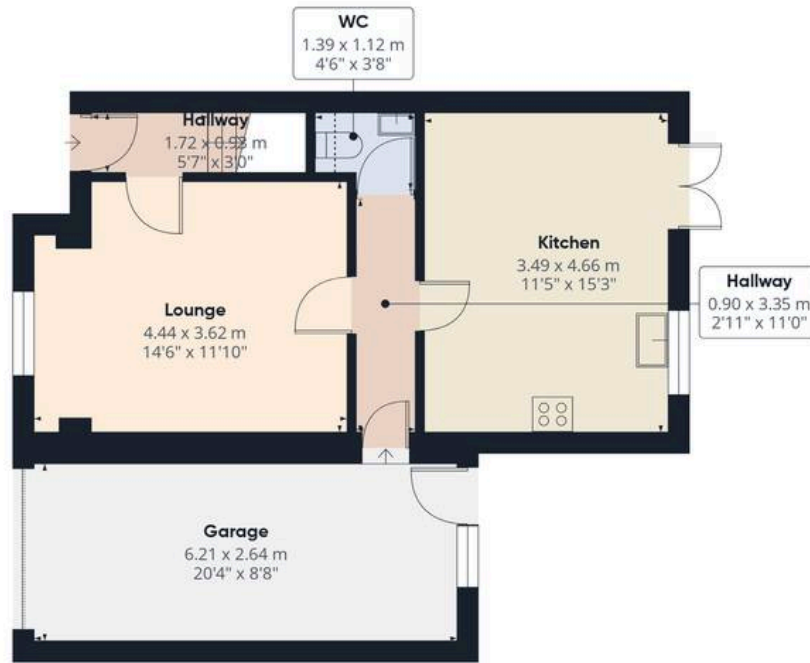
- South-facing lawn for sun-soaked afternoons
- **Pergola-covered bar & seating area** – your own private beer garden (or prosecco lounge)
- Wraparound patio & shed with power – workbench, studio, or just more storage

Why Brayton?

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

89.7 m²
966 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

