



2 Cookson Way, Brough With St. Giles, North Yorkshire, DL9 4XG  
**£215,000**



## 2 Cookson Way, Brough With St. Giles, North Yorkshire, DL9 4XG

Extended 3 Bedroom detached house with a lovely 5.24m x 4.43m max/17'2" x 12'6" kitchen / family room overlooking the private walled garden. Immaculately presented throughout and priced to achieve a speedy sale. An early viewing is strongly recommended.

### HALL

UPVC double glazed window to the side, central heating radiator and a door leading into the downstairs w.c.

### CLOAKS/WC

Inset washbasin with a vanity cupboard under, WC, central heating radiator, tiled floor a & UPVC double glazed window to front.

### SITTING ROOM 4.81m x 4.43m max (15'9" x 14'6" max)

Feature panelled wall, wooden fire surround, TV aerial point, 2 central heating radiators, coving, staircase leading to the first floor and a UPVC double glazed window to front. A door leads into the kitchen / family room.

### KITCHEN & FAMILY ROOM 5.24m x (4.43m max) 3.83m (17'2" x (14'6" max) 12'6")

A LOVELY OPEN SPACE, part-vaulted & comprising:

### KITCHEN

PLUS useful under-stair STORE (1.83m/6'0" deep). Under-lit wall, base and drawer units with Granite worktops, inset ceramic sink with mixer tap over, breakfast bar; integrated oven, induction hob with extractor fan over, plumbing for washing machine. plumbing for a dish washer, spot lights, vertical central heating radiator, tiled flooring and concealed gas boiler. Open to:

### Vaulted DINING AREA

A great light-filled addition with column radiator, spot lights, tiled flooring, deep sill UPVC double glazed window to rear & UPVC double glazed stable door to the side.

### FIRST FLOOR LANDING

Loft hatch providing access into the roof void with pull-down ladder and a UPVC double glazed window to side.

### BEDROOM 1. 4.07m x 2.52m (13'4" x 8'3")

A double bedroom with a central heating radiator and a UPVC double glazed window to the front.

### BEDROOM 2. 3.27m x (2.53m max) 2.45m (10'8" x (8'3" max) 8'0")

A double bedroom with a central heating radiator and a UPVC double glazed window to the rear.

### BEDROOM 3 3.10m max x 1.83m (10'2" max x 6'0")

Including built-in Airing Cupboard, central heating radiator and a UPVC double glazed window to the front.

### BATHROOM

Panelled bath with a shower over and a glass shower screen. Inset washbasin with a vanity cupboard under and a WC. Part tiled and part panelled walls, spot lighting, shaver point, towel-radiator and a UPVC double glazed window to rear.

### OUTSIDE FRONT

To the front there is a lawned area and a driveway leading to hard-standing and a further flagged parking area. A gate at the side of the property gives access to the rear garden. There are two welcome lights to the front of the property.

### ENCLOSED REAR GARDEN

Well-presented with extensive stone flagged patio area, lawn & further circular patio area, raised flower/shrub beds, timber shed, cold water tap and outside lighting.

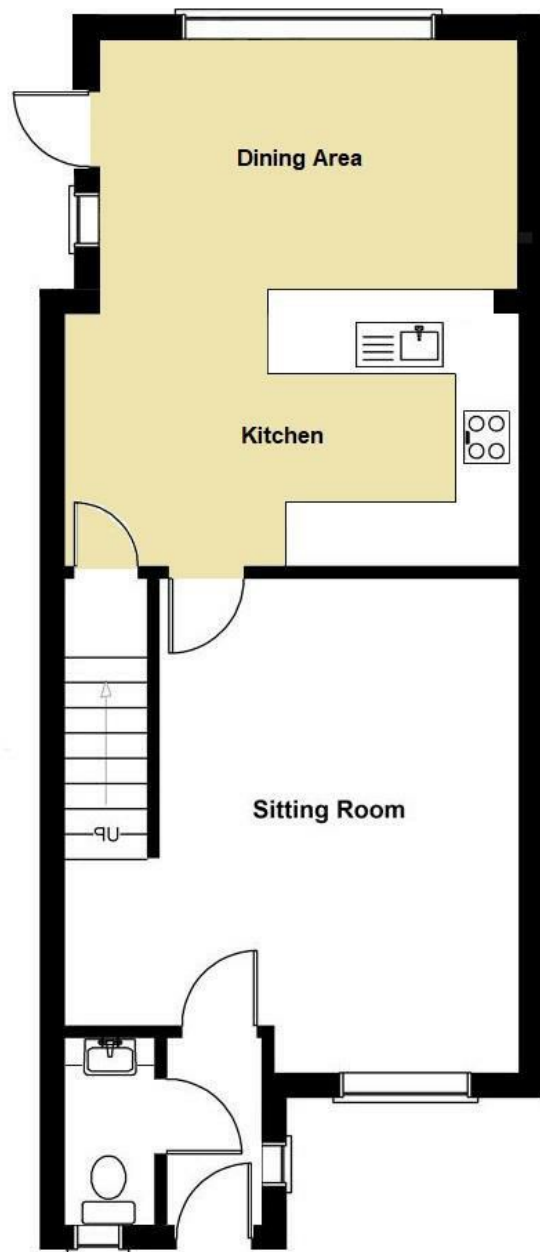
### NOTES

\* FREEHOLD

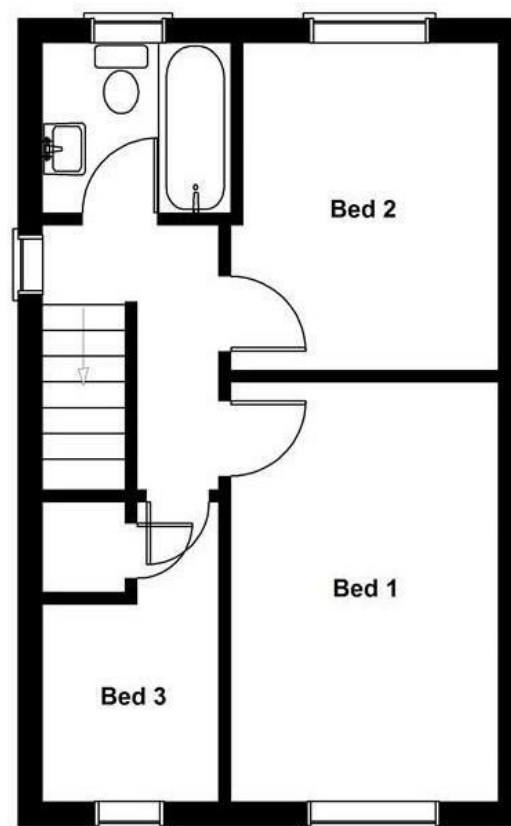
\* COUNCIL TAX BAND C



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**Sketch Plan for Identification Purposes Only**  
 The placement & size of walls, doors, windows, staircases & fixtures are approximate & cannot be relied upon as other than for guidance purposes only



## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>85</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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