



**Scardale Court, Brayton, YO8 9RS**  
**£285,000**





- 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'



## **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

**Sound like your next home?** Properties like this don't hang around. Book your viewing today and discover a home where you can relax, entertain, and make memories from Day 1.

**Agents Note:** Under Section 21 of The Estate Agents Act 1979, we would like to inform you that this property is owned by a relative of a member of JP Harll staff.

**Viewings are strictly by the agent only. The tenant at this property must not be disturbed.**

- Electrical Certificate: 2025
- Gas Combi Boiler Serviced: April 2026
- Bar, Shed and Children's playhouse all included in sale.

- Electrical Certificate: 2025
- Gas Combi Boiler Serviced: April 2026
- Bar, Shed and Children's playhouse all included in sale.

#### **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

#### **We advise all prospective purchasers to:**

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

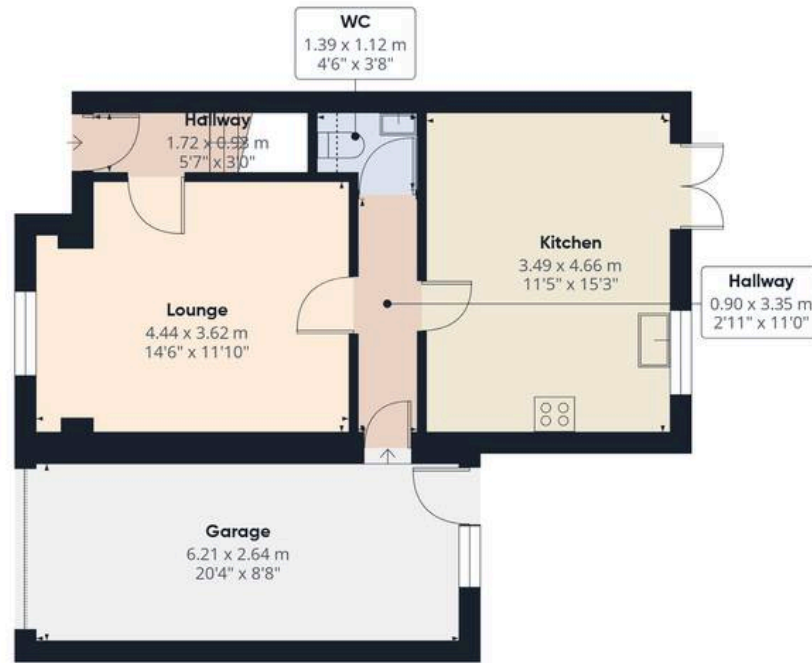
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have in-house, whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it. Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

89.7 m<sup>2</sup>  
966 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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/

