bps@boutiquepropertyshop.co.uk
Covering Yorkshire
T 07515 763622



2 Chapel Yard

Brawby, YO17 6AN

Offers Over £330,000

3 2 2 B





2 Chapel Yard

Brawby, Malton, YO17 6AN

Offers Over £330,000





This stunning home, built in 2021, is a beautifully presented three bedroom semi-detached family home located in the sought after village of Brawby, just 7.8 miles from Malton and 7 miles from Pickering. The property offers modern, spacious open plan living and has been well thought out in a contemporary design. With oak flooring throughout the downstairs areas, a stunning open plan living kitchen, additional reception room and guest cloakroom/WC. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and family bathroom. This property offers the perfect home for the modern day family. There is driveway parking for several cars and good size lawned gardens to both the front and rear of the property. The property is heated via an air source heat pump which is very energy efficient and there is also underfloor heating throughout to the ground floor. Set in the beautiful village of Brawby, the property enjoys a peaceful, rural setting within the heart of the Ryedale district, while remaining within easy reach of excellent local amenities, highly regarded schools, and transport links in nearby Malton and Pickering. This exceptional home truly must be viewed to be fully appreciated.

- Contemporary three bedroom family home
- Stunning open plan living to the ground floor with additional reception room
- Modern fitted kitchen with integrated appliances and island unit
- Very energy efficient with air source heat pump
- Plenty of parking with covered parking area
- Good size enclosed garden
- Lovely village location

Entrance Hall

Engineered oak flooring, composite door to the front aspect and stairs leading to the first floor.

Guest Cloakroom/WC

4'7 x 2'8 (1.40m x 0.81m)

Low flush WC, wash hand basin, splash back, extractor fan and engineered oak flooring.

Sitting Room

10'6 x 13'1 (3.20m x 3.99m)

Engineered oak wood flooring, window shutters, glass and oak frame folding doors opening to the kitchen/lounge/diner.

Open plan kitchen/diner/family room

20 x 17'11 (6.10m x 5.46m)

Engineered oak flooring, skylights, island unit, double electric oven, electric induction hob, integrated dishwasher, washer dryer, one and a half bowl sink and drainer unit and range of contemporary wall and base units with complimenting work surfaces. Bi-fold doors opening onto the rear garden, TV point and space for dining and living area.

First Floor Landing

Airing cupboard, 'Ecoden' heating system and loft access.

House Bathroom

8ft 5 x 8ft 5 (2.44mft 1.52m x 2.44mft 1.52m)

Tiled flooring, extractor fan, shaver point, heated chrome towel rail, low fllush WC, vanity hand wash basin, bath with mixer tap and shower above and overstairs cupboard.

Master bedroom

10'8 x 9'6 + entrance area (3.25m x 2.90m + entrance area)

Window to the rear aspect with window shutters, TV point and radiator.

En-suite

4'3 x 6'6 (1.30m x 1.98m)

Large walk in shower cubicle, shaver point, low flush WC, floating hand wash basin, part tiled walls, tiled flooring, extractor fan and chrome heated towel rail.

Bedroom Two

8'3 x 11 (2.51m x 3.35m)

Radiator and window to the front aspect with shutters.

Bedroom Three

11 x 7'2 (3.35m x 2.18m)

Radiator, window to the rear aspect with shutters and wardrobes.

Tel: 07515763622

Exterior

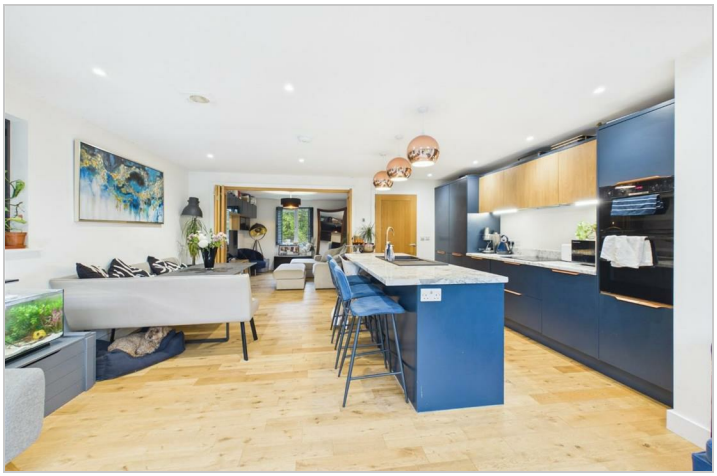
To the front of the property is a lawned open plan garden area with driveway parking and car port. To the rear is a good size lawned and fully secure garden with storage shed, paved patio area and fencing with side access gate.

Location

Brawby is a charming, rural village located in the heart of Ryedale where the River Rye and River Seven meet. The village falls within the catchment area of the ever popular Amotherby primary school and the market towns of Malton, Pickering and Kirkbymoorside are all within 8 miles and offer a comprehensive range of amenities. The railway station at Malton has regular services to Scarborough, Leeds and to the mainline station of York where London can be reached in a best time of 1 hour 45 minutes. The North York Moors, Heritage Coast and Howardian Hills are all close at hand.

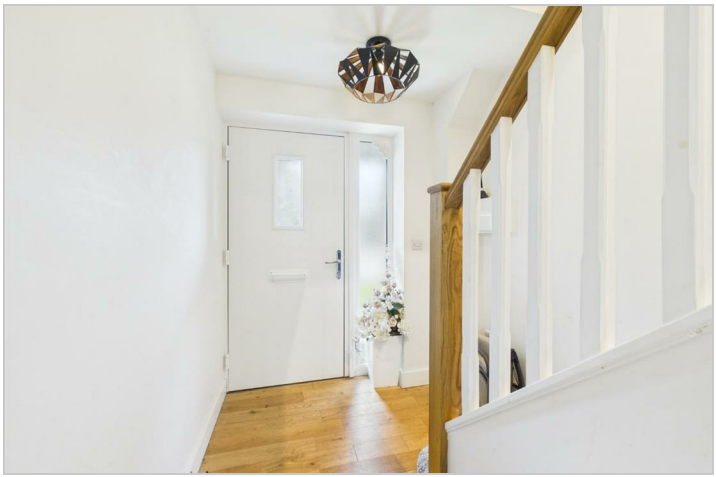
AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.













Road Map



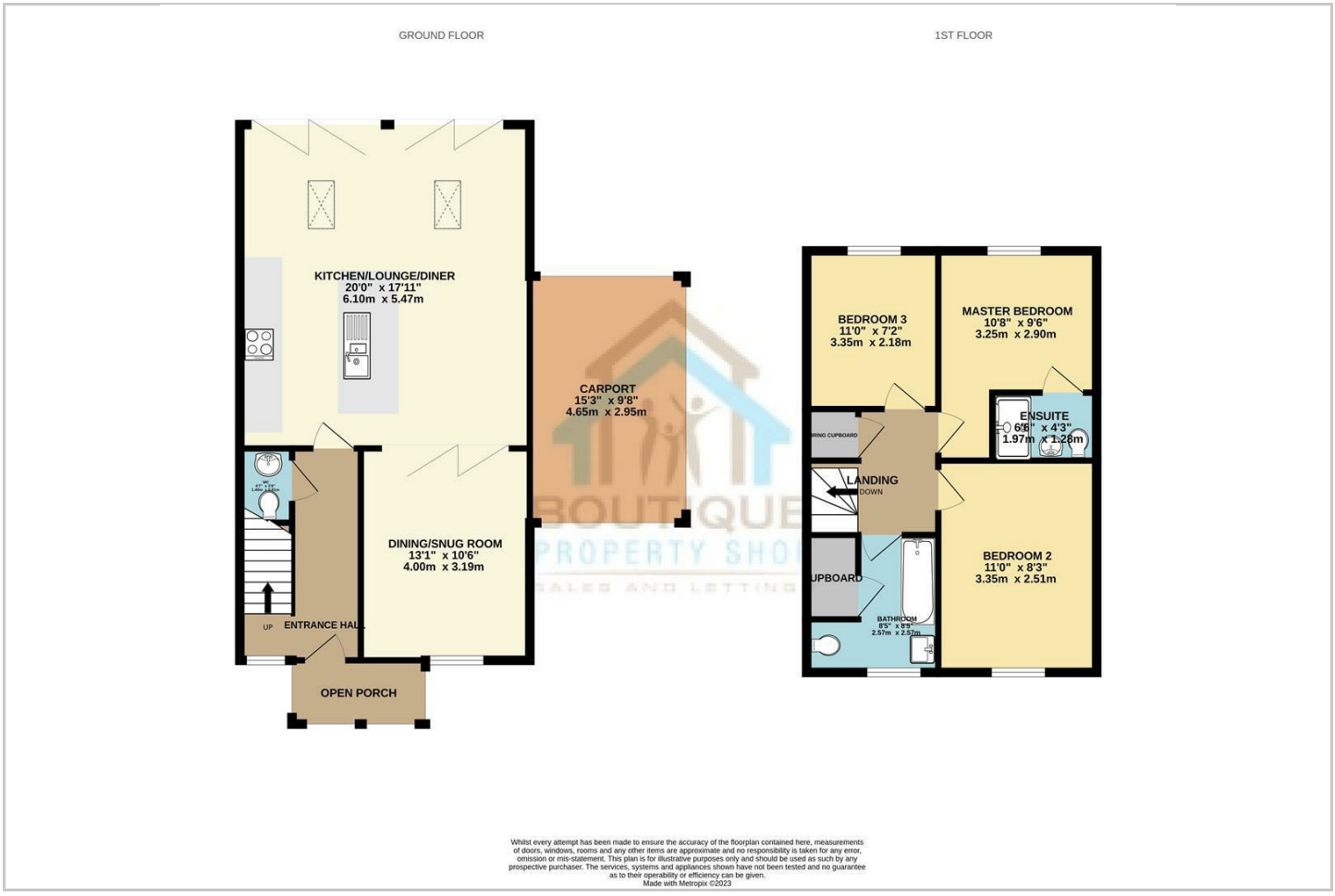
Hybrid Map



Terrain Map



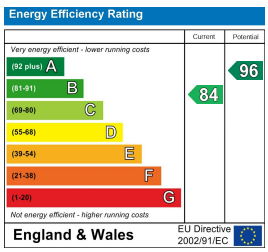
Floor Plan

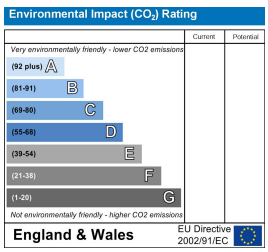


Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for 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 to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.