



2 Cookson Way, Brough With St. Giles, North Yorkshire, DL9 4XG
£210,000



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*** STAR BUY *** 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 (new in 2026). 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

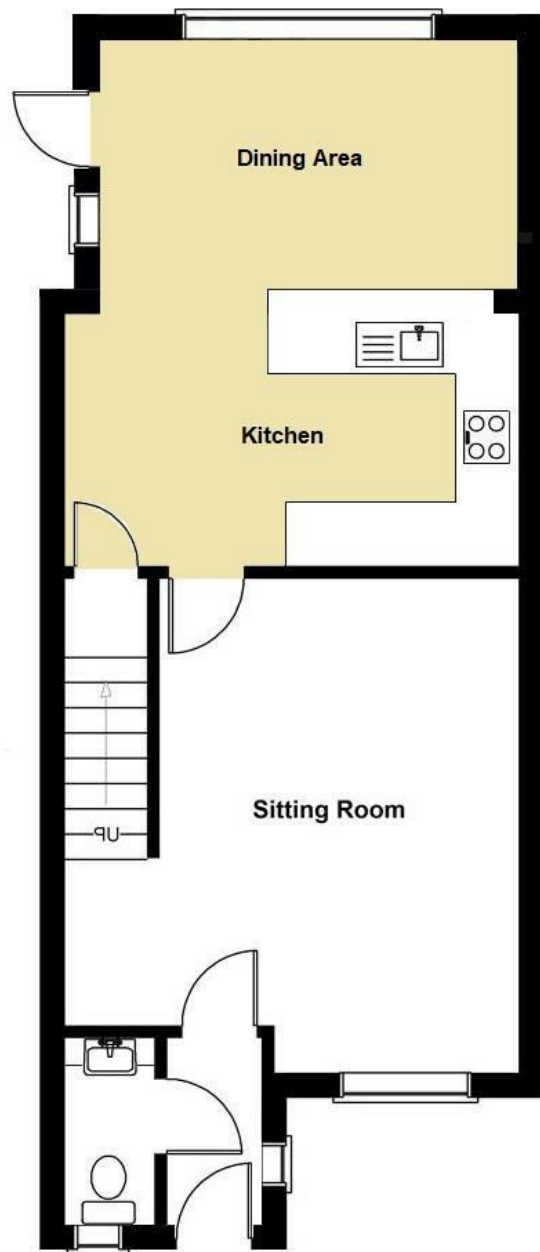
Well-presented with extensive stone flagged patio area, lawn & further circular patio area, raised flower/shrub beds, timber shed, cold water tap and outside lighting.

NOTES

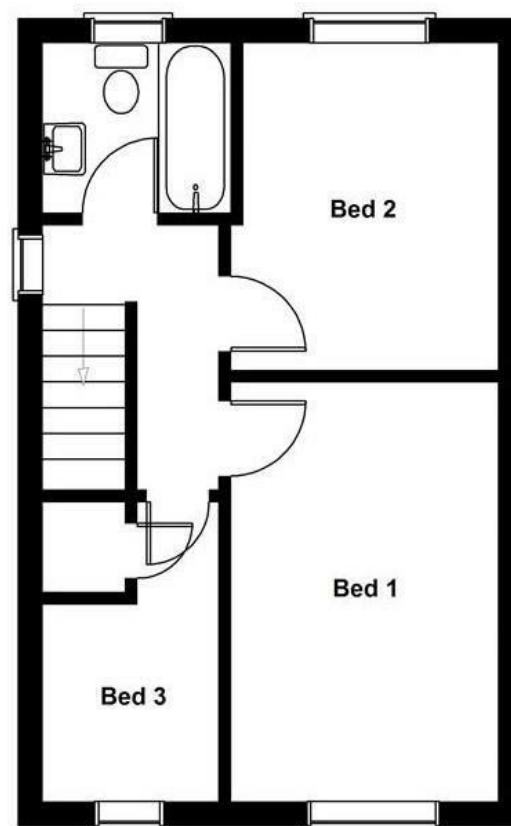
- * FREEHOLD
- * COUNCIL TAX BAND C
- *UPVC Windows and Doors renewed 2020
- *Boiler new in June 2026
- *Boarded Loft



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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) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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