



3 THE OAKS  
Brafferton

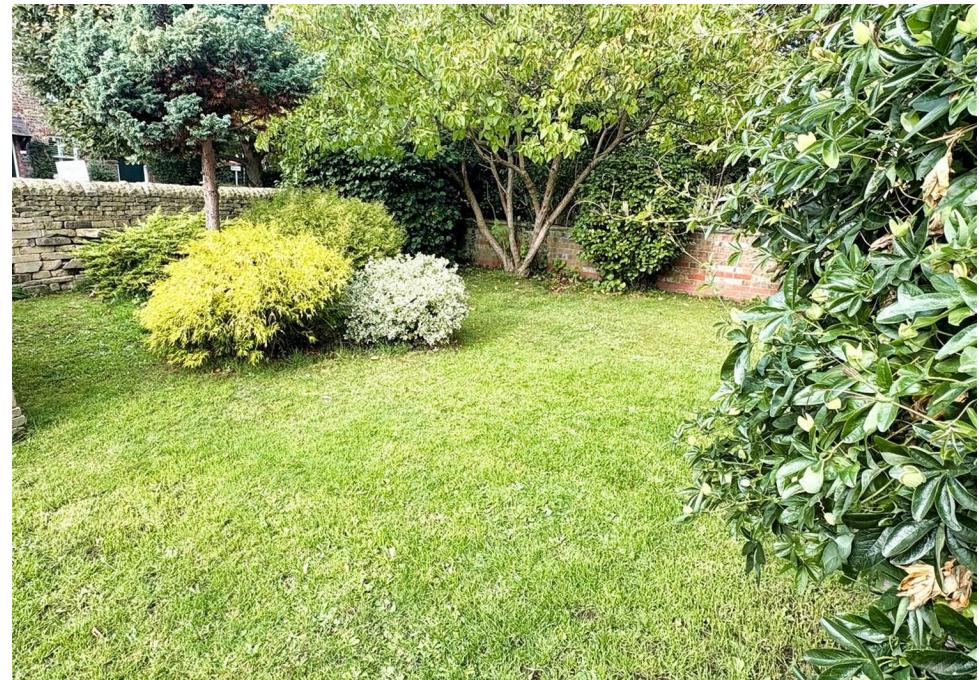
# 3 THE OAKS

Brafferton, YO61 2QJ

A super five bedroom family home in the popular village of Brafferton, close to local amenities and schooling, with garage and gardens.

## ACCOMMODATION

Central Village location  
Five bedroom detached house  
Ideal for families  
Gardens front and rear  
Three reception rooms  
Three bathrooms  
Double garage and off street parking  
Close to local amenities



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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North Yorkshire, DL9 4QL  
01748 897629  
[lettings@gscgrays.co.uk](mailto:lettings@gscgrays.co.uk)  
[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

## Situation and Amenities

The combined villages of Brafferton and Helperby are noted for their individual homes with amenities including a public house and restaurant, village hall, church, surgery, a butcher shop and public transport all being equi-distant from a wide range of amenities in both Boroughbridge and Easingwold.

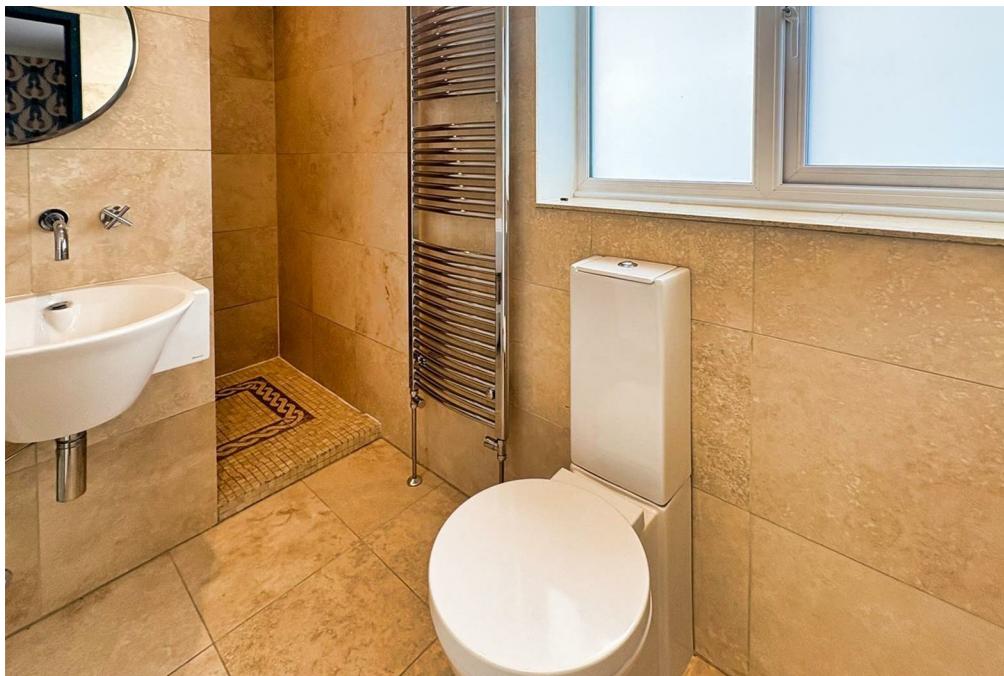
There are pre and primary schools in the village and also a variety of private and public schooling options in the area. The village has always had a thriving community and there are many village events throughout the year. These include the Beer festival, Bonfire celebrations and fireworks and the more specialised car show. The cricket club is well attended and there are other activities that take place on a regular basis. For the dog lovers amongst you, there are fabulous walks in the surrounds including along the river.

Whilst offering the best of North Yorkshire village living, the location is increasingly noted for its accessibility with the A1 (M) motorway to the west and A169/A19 to the north and east, providing accessibility to the region's commercial centres, including the likes of York and Harrogate as well as the Teeside and West Yorkshire conurbations. There are connections to the East Coast mainline rail service at Thirsk and York with airport options at Teeside and Leeds/Bradford.

## Description

Briefly comprising to the ground floor, reception hall, cloakroom/w.c., sitting room, conservatory/sun room, study, breakfast kitchen, utility room. To the first floor, master bedroom with ensuite shower room and separate dressing room, guest/teenage suite, three further bedrooms and house bathroom.





### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £2600 per calendar month, payable in advance by standing order. In addition, a deposit of £3000 shall also be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.



## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Insurance

Tenants are responsible for the insuring of their own contents.

## Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the Landlord.

## Local Authority and Council Tax Band

North Yorkshire Council

Council Tax Band F

## Services and Other Information

### Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629.

### Particulars and Photography

Particulars were written and photographs taken October 2025

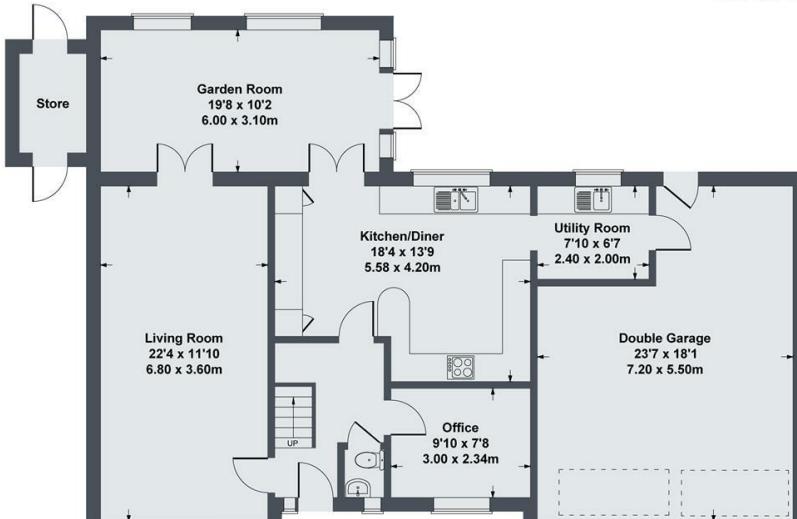
## Disclaimer

CGS Grays gives notice that:

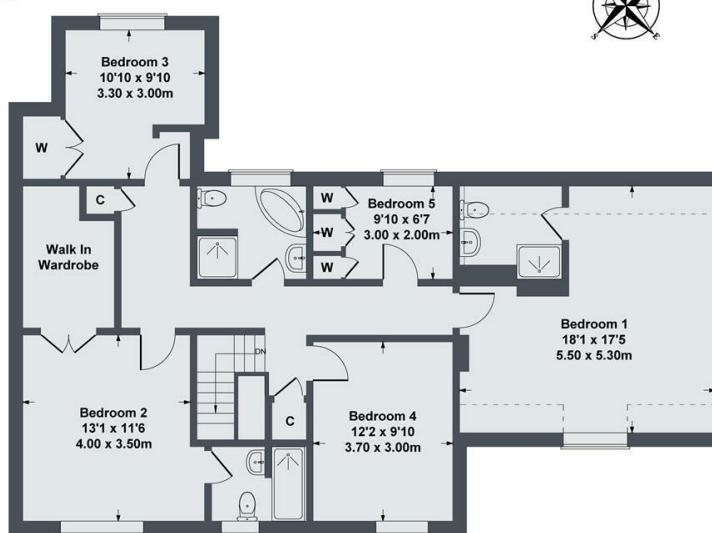
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

### 3 The Oaks Brafferton York

Approximate Gross Internal Area  
2540 sq ft - 236 sq m



GROUND FLOOR



FIRST FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



#### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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