

# Barff Lane, Brayton, YO8 9ET

Offers Over **£350,000**

JP HARLL



- Four Bedroomed Detached Family Home
- Garage and Driveway Parking
- 120 Sq. M / 1291 Sq. Ft
- Attractive South West Facing Rear Garden
- Mains Gas Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'B' (84)
- Council Tax Band 'D'



Nestled on this sought after street in the popular Village of Brayton we are proud to offer the opportunity to acquire a well-maintained and beautifully presented four-bedroom detached family home. With a South facing rear garden, garage and driveway parking this is a must see for any families wanting to move to Brayton.

Upon entering the residence, you are welcomed into the hallway that flows effortlessly into the heart of the home. The ground floor boasts a generously sized living room flooded with natural light, providing the ideal space for relaxation and entertainment. The modern dining kitchen, equipped with high-quality integrated appliances, seamlessly transitions into the dining area with lovely glass windows and double doors leading into the garden, offering a perfect setting for family meals or gatherings. From the Dining kitchen there is access into the utility room which is plumbed for washing machine, down stairs w.c and door leading left to the front of the property and right into the rear garden.

Ascending the staircase, you are greeted by four well-proportioned bedrooms, each exuding an air of tranquillity and comfort. The master bedroom benefits from an en-suite shower room, embodying a sense of luxury and convenience. The family bathroom serves the remaining three good sized bedrooms, featuring contemporary fixtures and fittings that complement the overall aesthetic of the property.

There is also a useful storage cupboard and access to the loft from the landing.

Externally, this property boasts a well maintained and low maintenance South facing rear garden mainly laid to lawn with patio areas for al-fresco entertaining. To the front is the driveway and access to the garage.

In conclusion, this four-bedroom detached family home presents a rare opportunity to acquire a residence that seamlessly combines modern design elements with functionality. Meticulously maintained and thoughtfully designed, this property is poised to offer a harmonious living experience to its next fortunate occupants.

NB. There is a yearly service charge for this property (as part of the estate) of £240.

**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





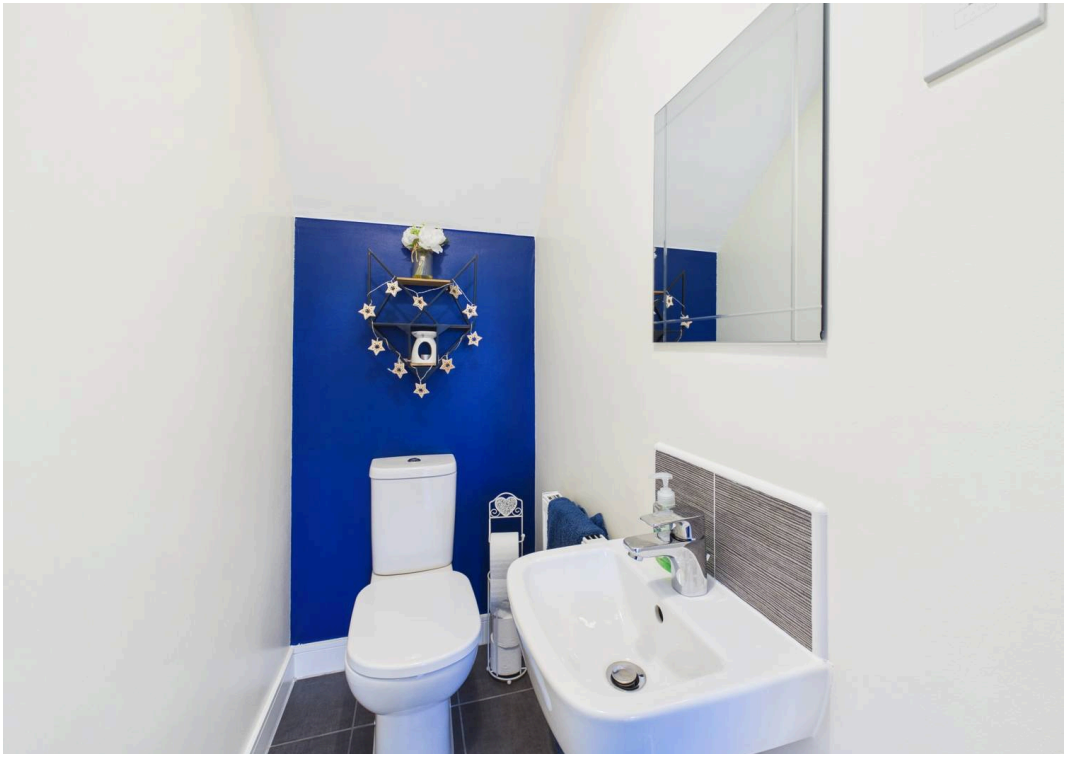






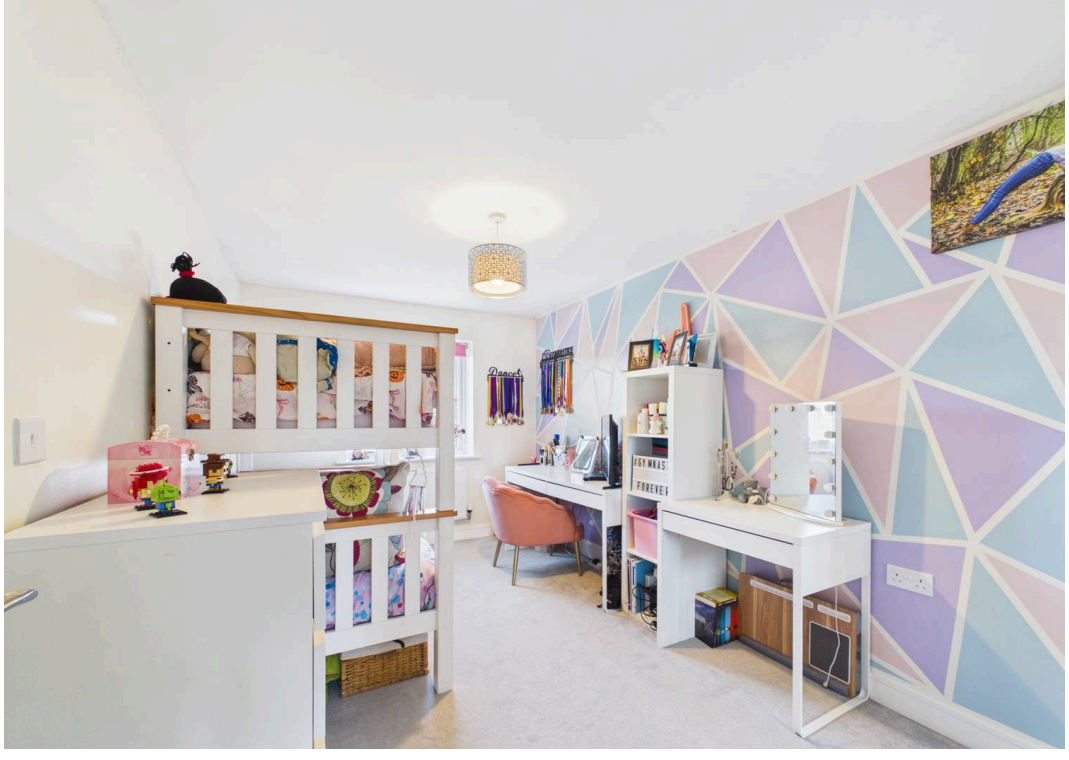



FAMILY RULES
LAUGH
SHARE
SAY PLEASE
LISTEN
USE KIND WORDS
HELP OUT
BE KIND
LOVE
PRAY
ONE ANOTHER










KING POWER STADIUM LEI
GOLDEN TICKET
BOARDING PASS












Ground Floor




Floor 1




JP HARLL

**Approximate total area**(1)

119.9 m²

1291 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




# JP Harll

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