

Fox Garth, Brafferton, York

£265,000

Stephensons
estate agents & chartered surveyors

Fox Garth, York YO61 2QL

Est. 1871

£265,000

A stylish and surprisingly spacious 2 bedroom country home in a pretty North Yorkshire village, just 5 miles from Boroughbridge, 6 miles from Easingwold, 10 miles from Thirsk and 14 miles north of York. Offered with no onward chain, it features a stunning contemporary interior, beautiful oak flooring, landscaped rear garden, single garage and parking to the front and rear.

Originally built in the late 1980s and comprehensively updated and enhanced by the current owners in the early 2020s, this remarkable home delivers an exceptional combination of contemporary luxury, thoughtful design and practical living space with a level of specification seldom found at this price point.

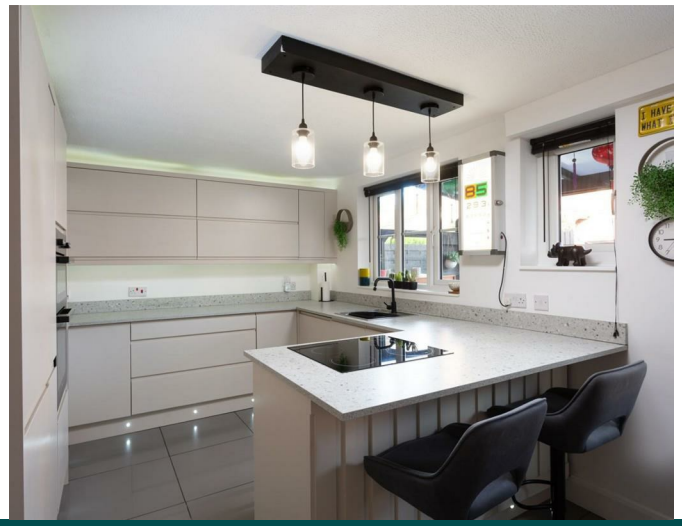
The ground floor opens into a fabulous living room featuring oak flooring, fireplace with provisions for a wood burning stove and steps up to an attractive staircase rising to the first floor. From here, the impressive dining kitchen takes centre stage.

Designed with both style and functionality in mind, the high-specification kitchen is a genuine chef's dream offering extensive worktop space, a useful dining bar and a generous range of contemporary cabinetry, including a pull-out larder unit. A comprehensive suite of integrated appliances includes a touch-control hob, eye-level double oven and grill, dishwasher, fridge, freezer and washing machine.

Ceramic floor tiling complements the kitchen, while a double glazed door provides direct access to a covered decked seating area and the beautifully landscaped rear garden beyond.

A striking oak staircase rises to the first floor landing, where an airing cupboard and doors lead off to a particularly well appointed principal

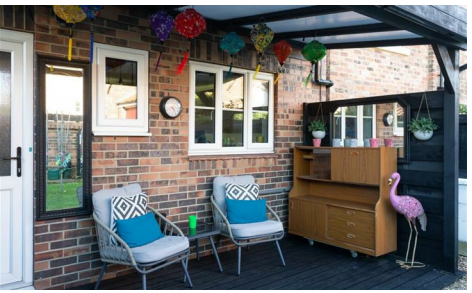






Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: E - 54
Council Tax: B - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











bedroom featuring both a walk-in wardrobe and a further traditional built-in wardrobe. The first floor also features 1 further double bedroom and a luxuriously appointed bathroom with a dual-head shower over the bath, contemporary vanity unit with wash basin and storage, heated towel rail and WC.

Further features include oil fired central heating and double glazing throughout.

Outside, a cobbled parking space is situated directly in front of the property, while a shared block paved driveway to the rear leads to additional parking and access to the brick built garage measuring 16'1" x 9'0". The garage benefits from a remote control roller door and a drop down ladder providing access to invaluable loft storage space.

The delightful part walled rear garden has been thoughtfully landscaped to create an attractive and low maintenance outdoor space incorporating a lawn, paved and shingled pathways, log store and a covered decked seating area perfect for al fresco dining.

A pedestrian gate provides convenient access directly onto the rear driveway and garage.

AGENTS NOTE
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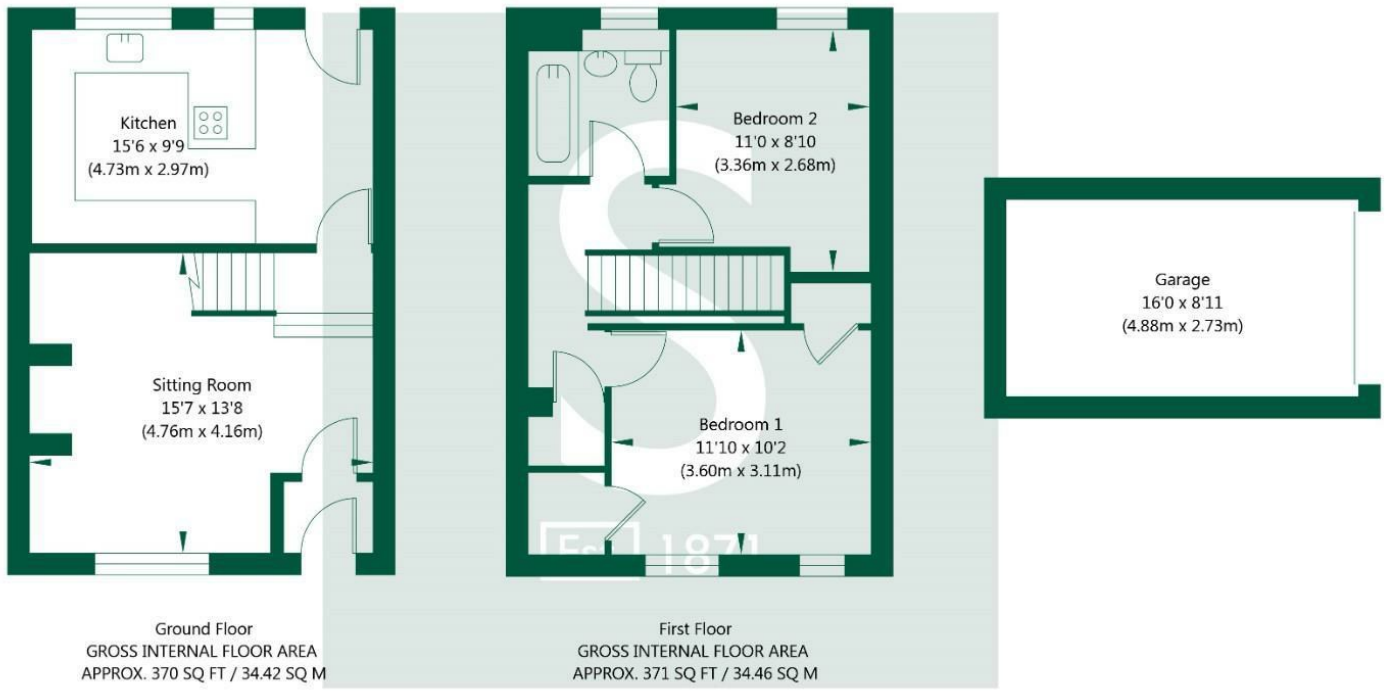
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 741 SQ FT / 68.88 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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