

Broad Ford Drive, Brafferton, York

£475,000

Stephensons
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Broad Ford Drive, York YO61 2AB

Est. 1871

£475,000

A simply stunning 3 bedroom detached contemporary home on the rural fringes of a picturesque village 5 miles from Boroughbridge and only 14 miles north of York. Built in 2024, this stylish and surprisingly spacious home features a beautifully presented high specification interior complemented by a double width drive, integral garage and a landscaped south facing rear garden.

Built in 2024 by the Yorkshire based developer Thomas Alexander Homes, this exceptional property combines the charm of village living with the convenience of excellent connectivity. Set on the doorstep of beautiful countryside, it enjoys easy access to the thriving market towns, historic cities and a range of commuter routes making it an ideal location for both families and professionals.

For added peace of mind, the property also benefits from the remainder of a 10 year structural warranty providing cover until 2034.

A welcoming 16'6" (5.03m) long reception hall, complete with a cloakroom/WC and a practical storage cupboard, sets the tone for this beautifully presented village home.

From the hallway, oak doors lead into a spacious sitting room centred around a striking remote controlled gas fired stove and an impressive 18'4" (5.59m) dining kitchen. Designed with modern family living in mind, this outstanding space is ideal for cooking, dining and entertaining with bi-folding doors opening onto the delightful south facing rear garden.

The stylish country inspired contemporary kitchen is fitted with an extensive range of cabinetry and complemented by a selection of integrated appliances including an induction hob, eye-level double oven and grill, fridge, freezer and dishwasher.

Adjoining the kitchen is a well appointed utility room providing additional







Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 78
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











storage and workspace with external access to the garden and an internal personnel door leading into the integral garage.

The first floor landing gives access to a superb principal bedroom suite that features an impressive high vaulted ceiling, a dressing room with fitted wardrobes and a luxurious en-suite shower room comprising of a dual-head walk-in shower, contemporary vanity unit with wash basin and storage, heated towel rail and WC.

The first floor also offers 2 further generous double bedrooms (one benefiting from fitted wardrobes) together with a sensibly sized home office. Completing the accommodation is a stylish family bathroom fitted with both a panelled bath and a separate dual-head walk-in shower.

Further features include an energy efficient air source heat pump, double glazing throughout and attractive oak internal doors.

Outside, the front garden is predominantly laid to lawn while a double width driveway provides ample off-street parking and an EV charging point as well as access to the integral single garage which is fitted with a remote controlled roller door.

To the rear, the enclosed south facing garden has been attractively landscaped to create a wonderful outdoor space. It features a well maintained lawn, a generous paved seating terrace, established shrub borders and a low maintenance shingled side garden complete with a timber garden shed.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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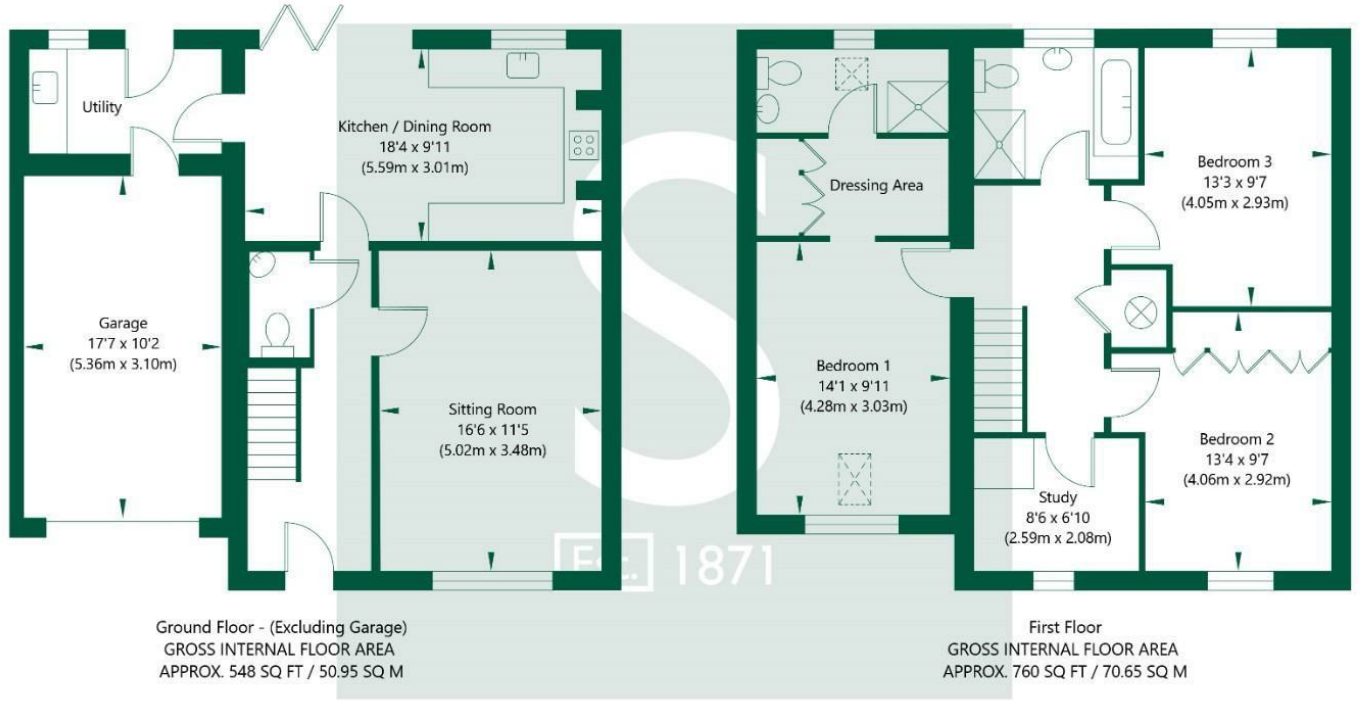
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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 548 SQ FT / 50.95 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 760 SQ FT / 70.65 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1308 SQ FT / 121.6 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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