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1 Birchwood Gardens, Brafferton, YO61 2QN



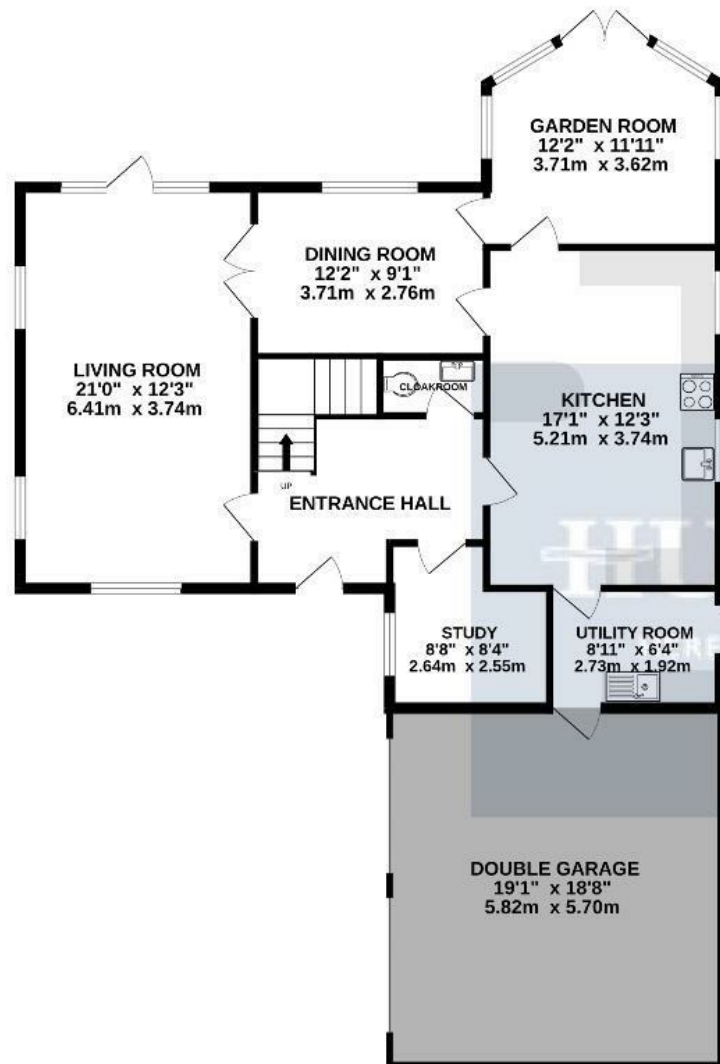
# 1 Birchwood Gardens, Brafferton, YO61 2QN

Guide Price £600,000

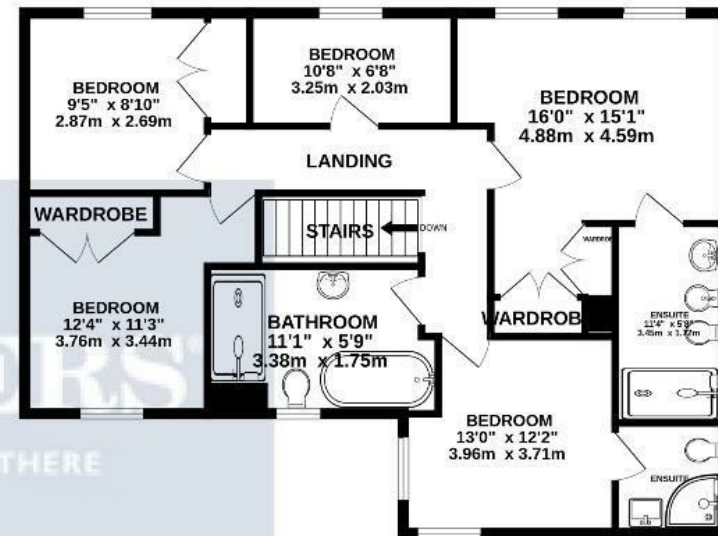
Situated in the popular village of Brafferton this five-bedroom detached family home offers a great deal of space and versatility. With open views to the rear, it briefly comprises: a hallway, study, WC, lounge, dining room, breakfast kitchen, utility room, snug/garden room, and to the first floor is the master bedroom with en-suite shower room, a guest bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside are gardens to three sides and a double garage. EPC rating D and Council Tax Band G. A viewing is highly recommended to appreciate the space this property has to offer. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
870 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- FIVE BEDROOMS
- OPEN VIEWS
- COUNCIL TAX BAND G
- DETACHED HOUSE
- SPACE AND VERSATILITY
- POPULAR VILLAGE
- EPC RATING D

### HALLWAY

Accessed via a part-glazed composite front door, stairs to the first floor, Amtico flooring, radiator

### STUDY

Window to front aspect, radiator, wood effect flooring

### LOUNGE

Feature stone fireplace with open fire, windows x 2 to front aspect, windows x 2 to side aspect, radiators x 2, fully glazed door to rear garden

### DINING ROOM

Windows x 2 to rear aspect, radiator

### BREAKFAST KITCHEN

Fitted with a range of base and wall-mounted units with matching granite work surfaces, an inset sink unit, integrated electric oven, hob and cooker hood, integrated microwave, integrated dishwasher, integrated fridge, integrated freezer, windows x 2 to side aspect, tiled floor, vertical radiator, recessed ceiling lights, breakfast bar

### UTILITY ROOM

Range of base and overhead units with matching work surface, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, ceiling spotlights, door to garage, part glazed door to side aspect

### SNUG/GARDEN ROOM

Fully glazed double doors to rear aspect, vertical radiator

### WC

Low flush wc, wall mounted wash basin, extractor fan, ladder style radiator

### FIRST FLOOR LANDING

Radiator

### BEDROOM ONE

Fitted wardrobes within a dressing area, windows x 2 to rear aspect, radiators x 2

### EN-SUITE SHOWER ROOM

Walk-in shower cubicle with mains shower, low flush wc, vanity unit with inset feature wash basin, bidet, ladder style radiator, tiled floor, part tiled walls,

### BEDROOM TWO

Windows to 2 aspects, radiator

### EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, opaque window, ladder style radiator, tiled floor, recessed ceiling lights

### BEDROOM THREE

Fitted wardrobes, window to front aspect, radiator

### BEDROOM FOUR

Fitted wardrobes, window to rear aspect, radiator

### BEDROOM FIVE

Window to rear aspect, radiator

### BATHROOM

Suite comprising panelled bath, walk-in shower cubicle with mains shower, low flush wc, feature circular sink unit, ladder style radiator, opaque window, tiled floor, fully tiled walls, recessed ceiling lights.

### OUTSIDE

There are gardens to three sides of the property laid mainly to lawn with borders of shrubs and plants, there are patio/seating areas, a pond and the rear garden enjoys views of the surrounding countryside.

### GARAGE

A gravelled driveway with ample room for off-street parking leads to a double garage with electric doors. It has power and lighting, and the floor-mounted central heating boiler is housed here.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















