Plot 2, Rowan Garth, Brafferton Near Boroughbridge Approximate Gross Internal Area Main House = 1636 sq ft - 152 sq m Garage = 151 sq ft - 14 sq m Total = 1787 sq ft - 166 sq m **Dining Room** 11'2 x 10'6 Utility 3.40 x 3.20m 8'11 x 6'0 Juliet Balcony Juliet Balcony 2.72 x 1.82m Kitchen/Family Room 28'8 x 22'0 8.75 x 6.70m **Bedroom 2** 16'2 x 10'9 **Bedroom 1** 4.92 x 3.27m 19'5 x 9'11 5.92 x 3.02m Garage 17'5 x 9'2 5.30 x 2.80m Sitting Room DN 14'1 x 10'9 Study 4.30 x 3.27m **Bedroom 3** 10'9 x 9'10 10'9 x 8'10 C 3.27 x 3.00m 3.27 x 2.70m С

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. 2023