



9 ST. PETERS CLOSE
Brafferton, York



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Brafferton, Helperby YO61 2NP

A fabulous executive home positioned within this exclusive cul de sac location offering over 2,500sqft of exceptional accommodation split over 3 floors, with 5 bedrooms and 3 bathrooms. This property would suit multi generational purchasers due to the diversity of accommodation on offer.

ACCOMMODATION

Detached executive home
Over 2,500 sqft of immaculate accommodation
Positioned over 3 floors
Popular village location
Five bedrooms and three bathrooms
Detached double garage and low maintenance gardens
Close to local village amenities



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Description

Constructed by renowned local building company Hogg The Builder, The Smithy forms part of this exclusive development on the outskirts of the villages of Brafferton and Helperby. Constructed to extremely high standards, the property has been enhanced further by the existing owners who have carried out a comprehensive scheme of redecoration presenting the property to an extremely high standard. The accommodation which is positioned over three floors is extremely flexible and currently offers the following.

To the ground floor: Reception hall, sitting room with wood burning stove, snug, impressive L shaped living dining kitchen with underfloor heating, utility room and cloakroom.

To the first floor: Landing leading to large master bedroom with built in wardrobes and ensuite, two further bedrooms and the house bathroom.

To the second floor: Two double bedrooms and shower room plus a large useful store. The current owners are currently utilising one of the bedrooms as an office, but equally the whole of the second floor could be converted to a teenage annexe.





Outside

Double gates lead to the private driveway offering parking for a number of vehicles and leads to the detached double garage with electric door. To the front is an easily maintained lawned area with a low-level Laurel hedge and to the rear is a low maintenance south facing garden space and raised terrace with glazed balcony perfect for alfresco dining.

Owners Insight-What we love about our home

We have decided to list our lovely home as we have a once in a lifetime opportunity to move abroad. We have really enjoyed living here, in a light, bright and spacious home. St Peter's Close is a quiet private cul-de-sac in Brafferton built by renowned builders "Hogg" with a butchers, doctors, newsagents, visiting bakery, and an active community village hall. The kitchen/dining area is a great entertaining area which leads out onto a large south facing patio and onto a private rear garden which is easily maintained. The local primary school is within a short walk, in the village with a good Ofsted rating. We have loved living here and will miss the house and area greatly.



Situation and Amenities

The combined villages of Brafferton and Helperby are noted for their individual homes with amenities including two public houses, village hall, two churches, surgery, a butcher shop and public transport all being equi-distant from a wide range of amenities in both Boroughbridge and Easingwold. There is also a variety of private and public schooling options in the area. Whilst offering the best of North Yorkshire village living, the location is increasingly noted for its accessibility with the A1 (M) motorway to the west and A169/A19 to the north and east, providing accessibility to the region's commercial centres, including the likes of York and Harrogate as well as the Teeside and West Yorkshire conurbations. There are connections to the East Coast mainline rail service at Thirsk and York with airport options at Teeside and Leeds/Bradford.

Tenure

Freehold with vacant possession.

Services

All mains services are connected to the property except gas. The property has Oil fire central heating.

Viewings

Strictly by appointment through the selling agents GSC Grays 01423 590500

What 3 Words

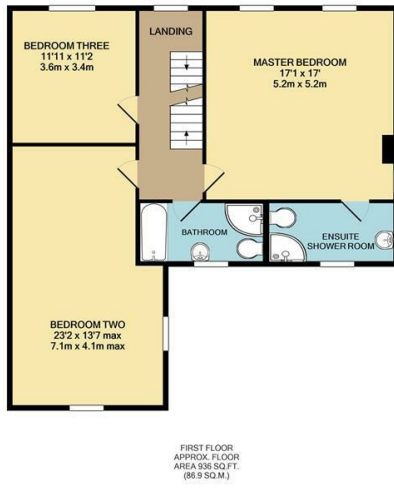
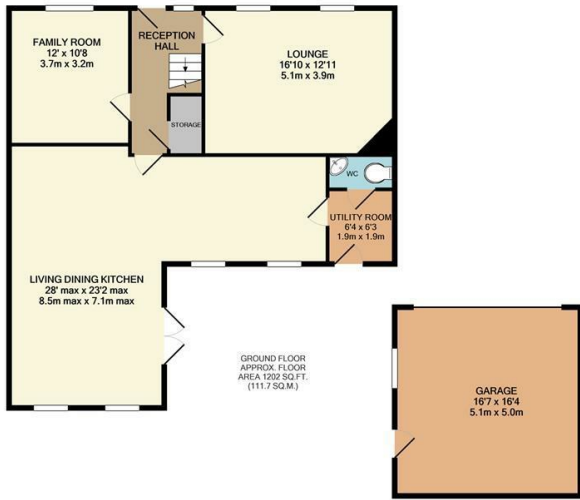
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Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2585 SQ.FT. (240.2 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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