



## 25 Hollytree Way

, Brayton, YO8 9SS

### Offers In The Region Of £350,000

**\*\*CHAIN FREE AND REDUCED TO SELL\*\*** Sitting in the sought after village of Brayton, this modern four-bedroom house on Hollytree Way offers a delightful blend of comfort and convenience. With two well-appointed bathrooms, this property is perfect for families or those who enjoy having extra space for guests.

The home is designed with contemporary living in mind, featuring spacious rooms that are filled with natural light. The modern finishes throughout create an inviting atmosphere, making it easy to envision yourself settling in and making it your own.

One of the standout features of this property is its proximity to beautiful woodland walks at Brayton Barff, providing an excellent opportunity for outdoor enthusiasts to explore nature right on their doorstep. Additionally, the local area boasts a variety of pubs and amenities, ensuring that you have everything you need within easy reach.

Families will appreciate the excellent schools nearby, making this location ideal for those with children. The combination of a peaceful residential setting and access to local conveniences makes this home a perfect choice for anyone looking to enjoy a balanced lifestyle.

This modern house on Hollytree Way is a great place to live and is a gateway to a vibrant community. Don't miss the chance to make this wonderful property your new home.

- **\*\*NO ONWARD CHAIN\*\***
- Executive Detached Family Home
- 4 Bedrooms and 2 Bathrooms
- Utility Room and W.C.
- Integrated Single Garage
- Gas Central Heating
- Elegant Kitchen Diner
- French Doors Direct to the Rear Garden
- Immaculately Presented
- 4.5 Year NHBC Warranty Remaining

### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.



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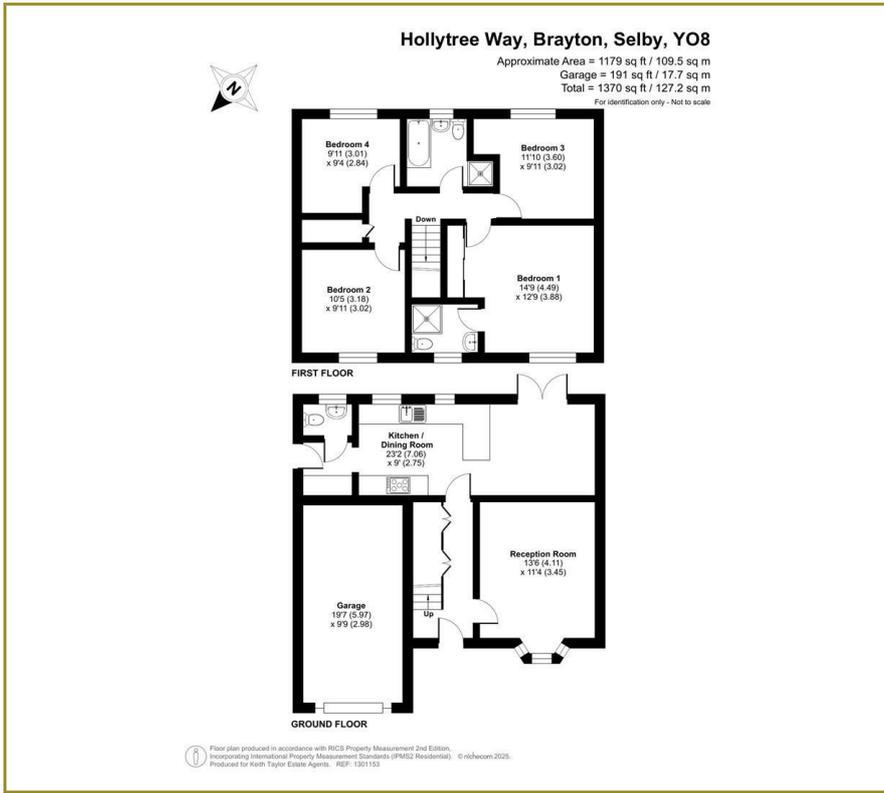


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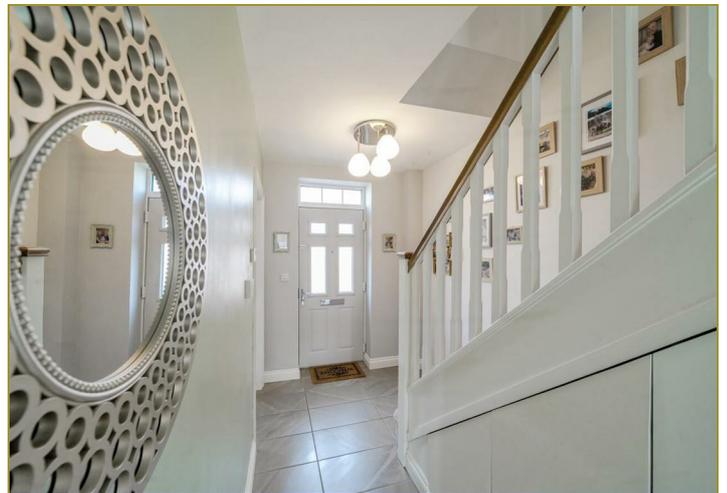
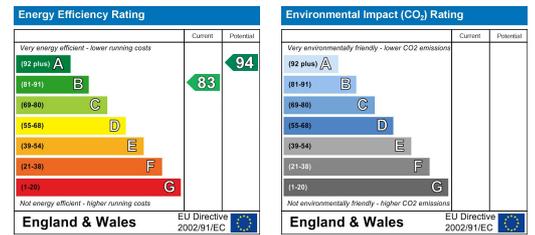
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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