



## 40 Barff Lane, Brayton

£195,000

- Beautifully Presented Home
- Well Equipped Kitchen
- Off Street Parking
- Set in 0.09 Acre
- 2 Double Bedrooms
- Generous Rear Garden
- Generous Lounge With Stove
- Delightful Bathroom
- EER 65 (D)

A beautifully presented home, with extensive outdoor space extending to 0.09 acre.

The property welcomes you through a front entrance porch into a small hall that provides access into the lounge, and a turned staircase leading to the first floor accommodation.

The lounge is of a generous size having a beautiful fireplace with multi-burning stove. There is a double glazed window to the front elevation providing ample natural light.

The kitchen will be found to the rear of the property and is one of the major works the present owners have completed in recent years. A new kitchen was designed to include the removal of a dividing wall to make for a more open plan arrangement. There are a number of wall and base units to three sides, incorporating a number of built in appliances and sink unit with drainer. The kitchen area also offers an important pantry style walk in area, perfect for additional storage. A rear door provides access to the rear garden and beyond.

To the first floor, a central landing gives access to two well proportioned double bedrooms and a beautiful bathroom. The main bedroom is positioned to the front, whilst both benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a lovely bathroom, being of a good size and comprising a bath with shower attachment over, pedestal hand wash basin and low flush wc.

Externally, the property will be found set back from Barff Lane, occupying a prominent position in this popular area of Brayton village. To the front, there is a hardstanding driveway providing ample off street parking for three motor vehicles and a laid to lawn area adjacent.

A path runs alongside the left elevation of the property and continues to the rear garden, which is generously sized and undoubtedly one of the main selling features of the property. There is a paved patio area immediately from the property, before leading down the garden which is predominantly laid to lawn and enclosed to all three sides by fence and tree lined boundaries. The present owners have created a vegetable patch towards the northern boundary, cordoned off by low level fencing.

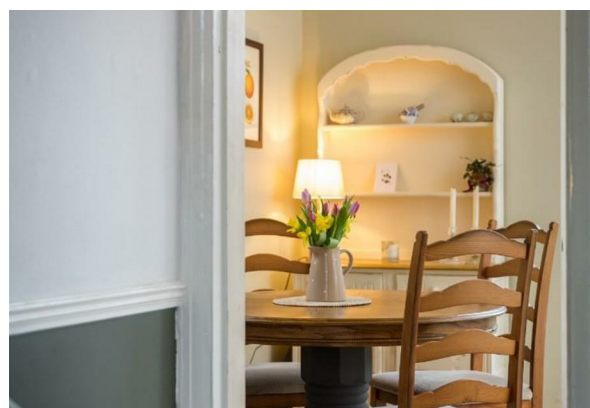
The property represents a perfect opportunity to acquire a beautifully presented property, set within a magnificent location and with equally important outdoor space. All viewings are strongly encouraged and strictly by appointment only.

EER- 65 (D)

Tenure – Freehold

Council Tax – North Yorkshire Council - Band B

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

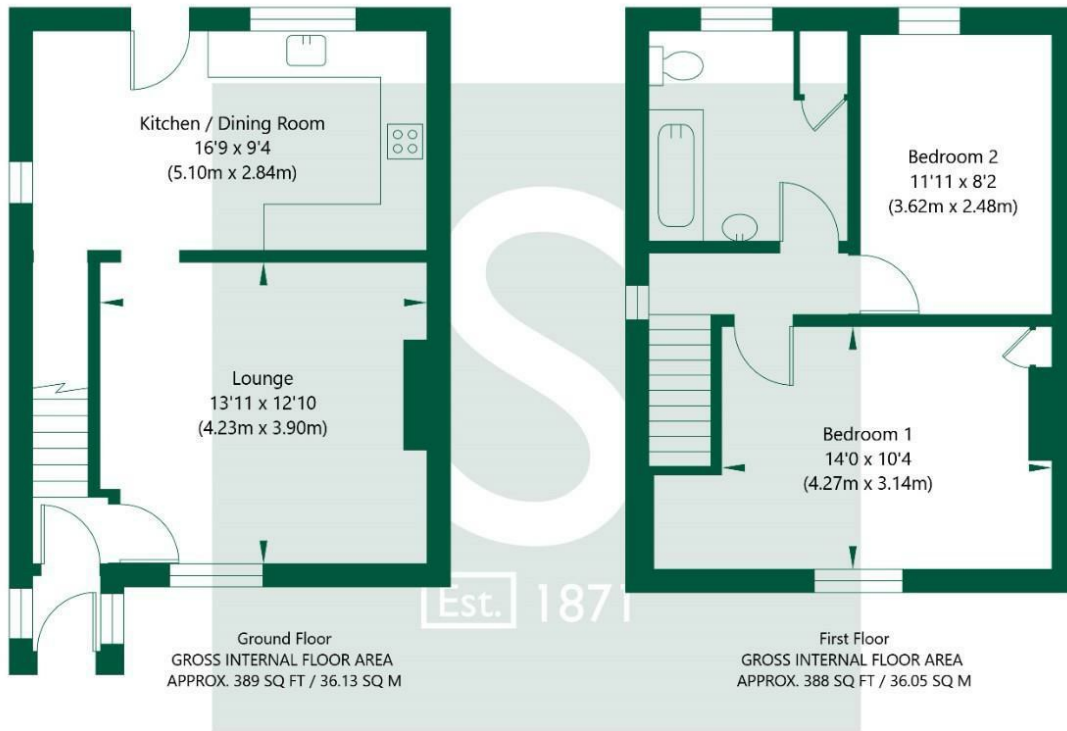




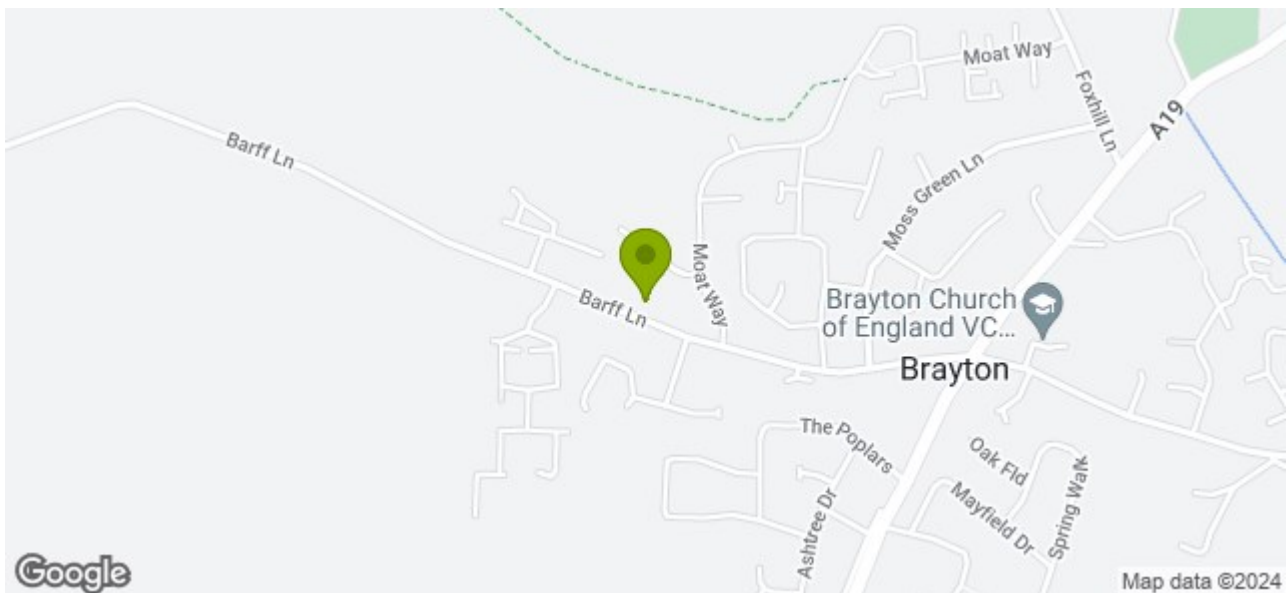




# Barff Lane, Brayton, YO8 9ET



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ FT / 72.18 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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