



5 Engelhart Close, Brayton

£270,000

- Semi Detached House Over 3 Floors
- Cloakroom/wc
- 3 Bedrooms (En-Suite to Bed 1)
- Beautifully Presented
- Kitchen Diner
- Parking & Integral Garage
- No Onward Chain
- Lounge to the First Floor
- Lawned Garden to Rear

A beautifully presented three bedroomed semi detached house offering spacious accommodation over three floors, located in the popular village of Brayton.

The property welcomes you through the front entrance door into a hall which has a staircase to the first floor. Also leading off from the hall, is a cloakroom/w.c with toilet and hand wash basin.

From the hallway, a single door leads into the kitchen diner, where there is a range of wood effect kitchen units with laminate work surfaces. There is a sink unit and drainer with chrome mixer tap and other integrated appliances include an electric oven, gas hob and extractor. The kitchen has ample space for a dining table with double glazed patio doors leading out to the rear garden. Central heating radiator and tiled flooring.

The lounge is positioned on the first floor at the front of the property and enjoys great space to accommodate appropriate living room furniture. There are two double glazed windows in addition to a central heating radiator.

Bedroom two is a double room with the benefit of fitted wardrobes. There is a double glazed window looking out onto the rear garden and central heating radiator.

The family bathroom has a three piece suite comprising of a white bath with electric shower over, sink and toilet. Double glazed opaque window and heated towel rail.

There are two further bedrooms located on the second floor. Bedroom three is at the rear of the property with a double glazed Velux window and central heating radiator.

The tastefully decorated principal bedroom with en suite is positioned at the front of the house and has the benefit of fitted wardrobes. There is a double glazed dormer window to the front with adjacent sloping ceiling and central heating radiator. The en-suite has a shower cubicle, hand wash basin and toilet and is tiled to ceiling height.

To the outside, the property will be found in a quiet cul-de-sac position in the popular village of Brayton.

At the front of the property there is parking for two vehicles, as well as an integral garage. To the rear there is an enclosed garden which is predominantly laid to lawn with flagged patio area. The garden is fully enclosed with timber fencing.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: C

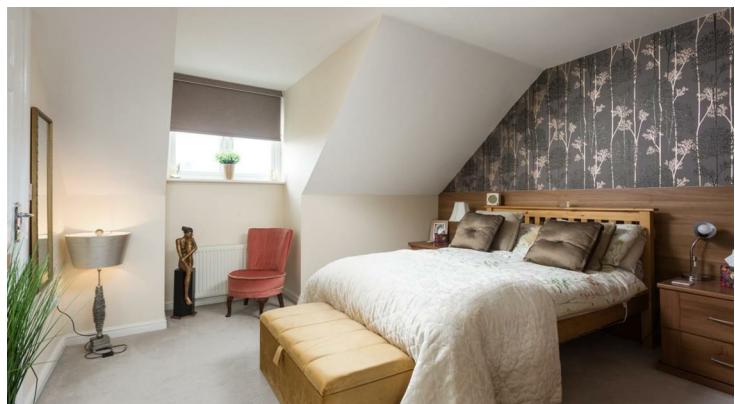
Council Tax: D - North Yorkshire Council

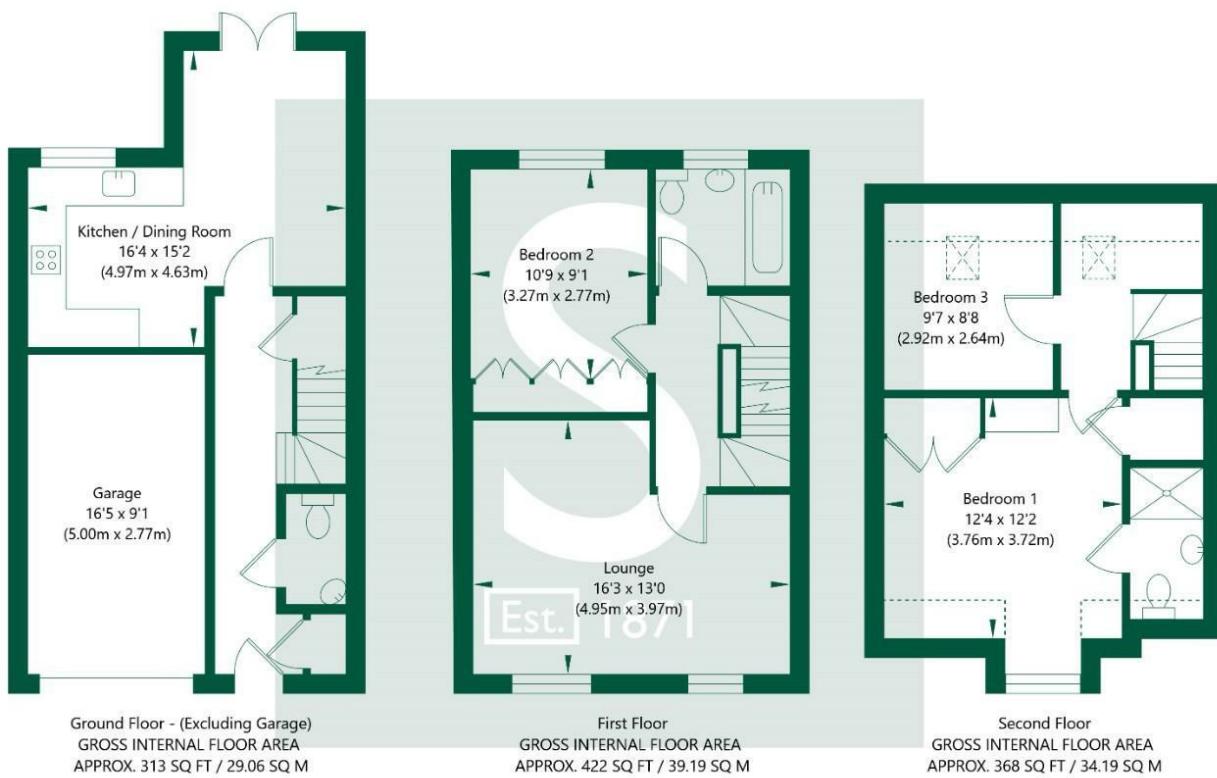
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1103 SQ FT / 102.44 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

