



**Bridge Street, Brafferton**

£485,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Bridge Street,  
York YO61 2NX

Est. 1871

£485,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A well presented and skilfully extended semi detached cottage featuring a superb open plan breakfast kitchen, three generous bedrooms and a picturesque lawned garden with rear garage and outbuildings.

A skilfully extended and immaculately presented, semi-detached cottage, set within the heart of the ever popular village of Helperby, and being offered for sale with no onward chain.

Internally, the property is entered through a double glazed front door into a spacious reception hall having feature tiled flooring with radiator, and staircase leading to the first floor. The hall also includes a built-in understairs storage cupboard and ceiling down lighters.

There is a downstairs cloakroom, with a modern W.C., and wash hand basin. The principal reception room is a spacious lounge located at the front of the house having a wood burning cast iron stove set on a tiled hearth. There is a bay window to the front elevation with window seat, in addition to a television aerial point and radiator.

Located at the rear is an open plan breakfast kitchen forming part of the property's skilful extension and being the feature room of the property. The kitchen includes a refitted range of high and low level storage cupboards with rounded edge worktops and inset ceramic sink unit. There is space for a Rangemaster cooker with extractor canopy, and central serving island with breakfast bar. There is plumbing for a washing machine, in addition to a walk-in pantry cupboard with shelving and "cold slab". French doors to the rear elevation lead out onto the garden and the kitchen features a superb roof lantern.



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected, but the property utilises oil fired central heating.  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: D - North Yorkshire Council  
EPC: C (66)  
Current Planning Permission: 16/02291/FUL

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



The ground floor accommodation is completed by a utility room which has a further range of high and low level storage cupboards and provides plumbing for a washing machine, space for a tumble dryer and inset stainless steel sink unit. There is a continuation of the tiled flooring, in addition to a mounted cloaks rail, radiator and uPVC framed double glazed rear entrance door.

The property boasts three, spacious, double bedrooms accessed from a generous landing, which houses the hot water cylinder and electric immersion heater. All three bedrooms benefit from radiators and double glazed casement windows, with bedroom three currently used as a working study and having a built-in over stairs wardrobe.

Finally, there is a refitted house bathroom, which has a low flush W.C., wash hand basin and inset panelled bath. The bathroom also includes a separate walk-in shower cubicle with full height tiled surround. There is a heated towel rail and ceiling down lighters.

The property fronts directly onto Bridge Street having a gravelled and cobbled front hardstanding and, although not allocated, provides off road parking.

There is gated access down the side of the property which opens out at the rear, onto a substantial flagged patio, ideal for outside entertaining.

The property is set across two levels with stepped access onto a primary, lawned garden with central herbaceous border and arched pergola.

The lawn continues to the rear and has two outbuildings including a detached garage with up and over garage door. There is a further brick-built outbuilding providing a covered wood store and garden shed.

The property's rear garden is enclosed to all sides by fenced and walled boundaries.

Helperby remains one of the region's most sought-after villages, offering quick and easy access to the market towns of Boroughbridge and Easingwold, with the property certain to be of interest to professional couples, families and retirees.

Agents Note: We have been informed that there is remaining planning permission (16/02291/FUL) for the conversion of the garage into a garden room/home office.

## Partners:

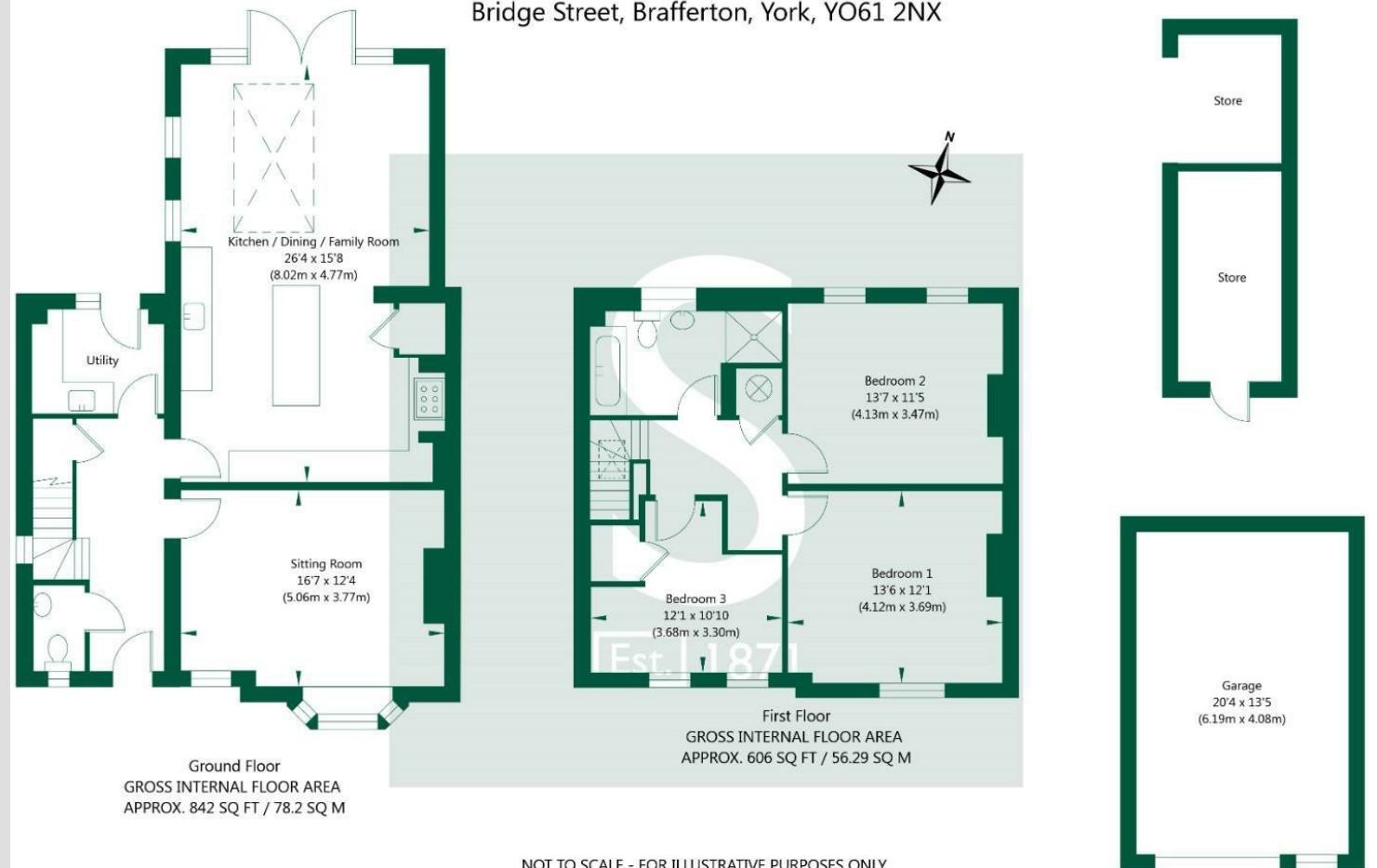
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1448 SQ FT / 134.49 SQ M - (Excluding Garage & Outbuildings)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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