



## The Paddocks, Branton Lane, Great Ouseburn Guide Price £420,000

\*\*\* STAMP DUTY CONTRIBUTION \*\*\*

A wonderfully presented three bedroom townhouse positioned within this fantastic new build development. The property has contemporary finishes throughout and is sure to appeal to families and professionals alike.



### The Paddocks

The Paddocks is a unique development within the heart of the ever so popular village of Great Ouseburn. Built by Brierley Homes, the development offers excellent build quality with modern high specifications throughout. Both the renowned Lime Tree Inn pub and the active Great Ouseburn village hall are located within a short walking distance from the development.

### Accommodation

Plot 2 offers beautifully arranged accommodation entered via a main hall with staircase leading off and a downstairs cloakroom/WC. Located to the front of the property is the kitchen/dining room which provides a high quality and stylish space, fitted with matching high and low-level storage cupboards with integrated appliances, peninsula island/breakfast bar, all being finished in a striking olive-green. In addition, the dining space includes a useful and deep under stairs storage cupboard.



Towards the rear of the property is the welcoming sitting room, featuring French doors that open directly onto the patio and landscaped lawned garden.

The principal bedroom is located on the first floor to the rear of the property, enjoying views across the garden with rural glimpses. The principal bedroom is accompanied by a modern en-suite, complete with a wall-mounted washbasin, WC, and a shower with both rain and handheld attachments, featuring full height tiled splash backs. Also on the first floor is the well-proportioned second bedroom with ample space for a freestanding wardrobe.

The house bathroom offers a well-appointed suite, including a washbasin, WC, bath, and a corner shower cubicle with sliding glass doors.



A small entrance hall ideal for a dressing table or additional freestanding furniture, leads to the second floor bedroom. This impressive top-floor room enjoys far-reaching rear views, eaves storage space, and its own en-suite fitted with a low-flush WC, wall-mounted washbasin, and bath.

### To The Outside

Plot 2 features both generous landscaped front and rear gardens with stone paved patio and paths to the front door and from the back door to the driveway. In addition, the rear garden benefits from a timber built pergola spanning the length of the property.

Crucially, the property benefits from an off street brick paved driveway with space for two vehicles which leads up to the single garage. The property has an efficient air source heat pump and a 10 year ICW build guarantee, ensuring comfort and sustainability for the new owners.



### Additional Information

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected and the property is heated via an air source heat pump.

Broadband Coverage: To be confirmed.

Council Tax: To be confirmed - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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

### Energy Efficiency

The property's current energy rating is to be confirmed.

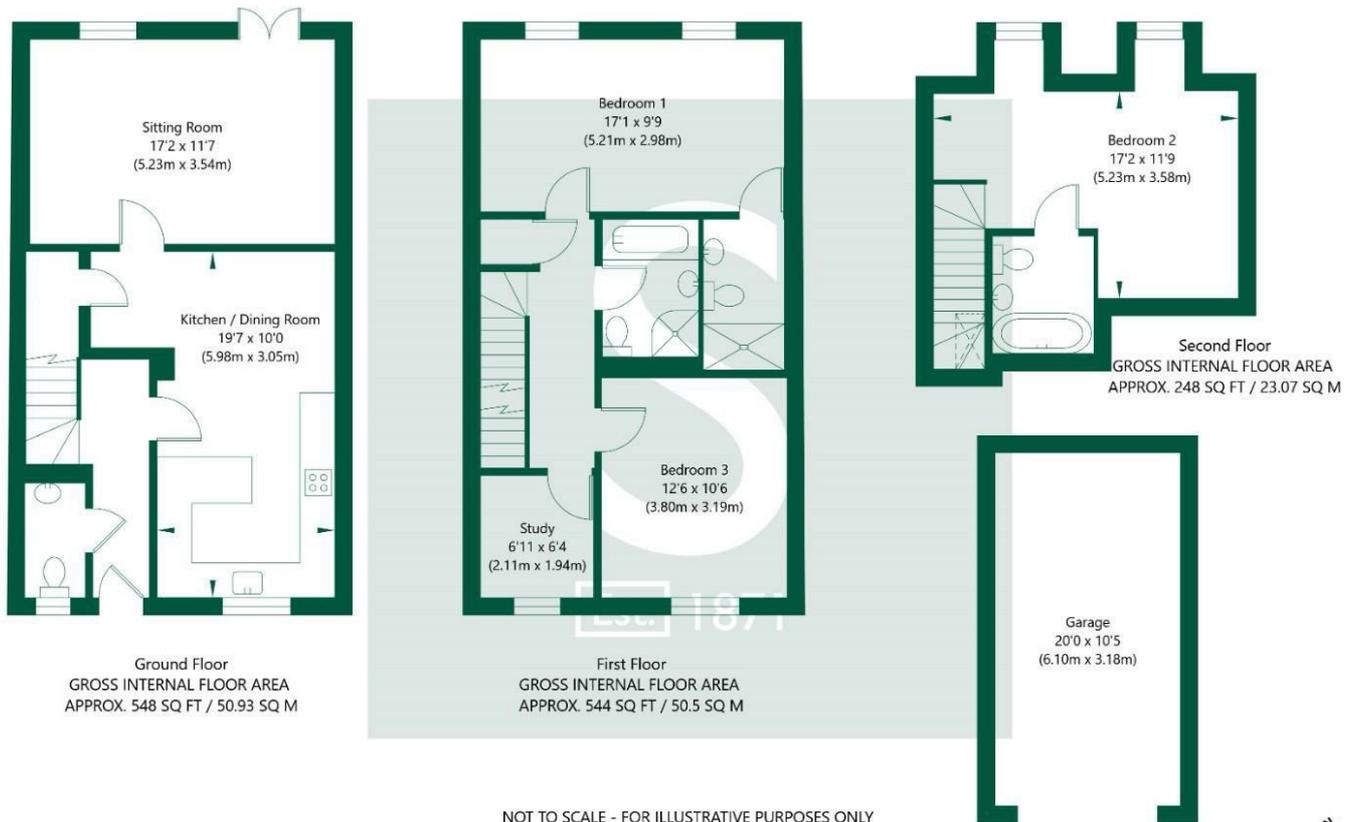
### Agents Note

Please note that the internal photographs are of the show home and are only for illustrative purposes.

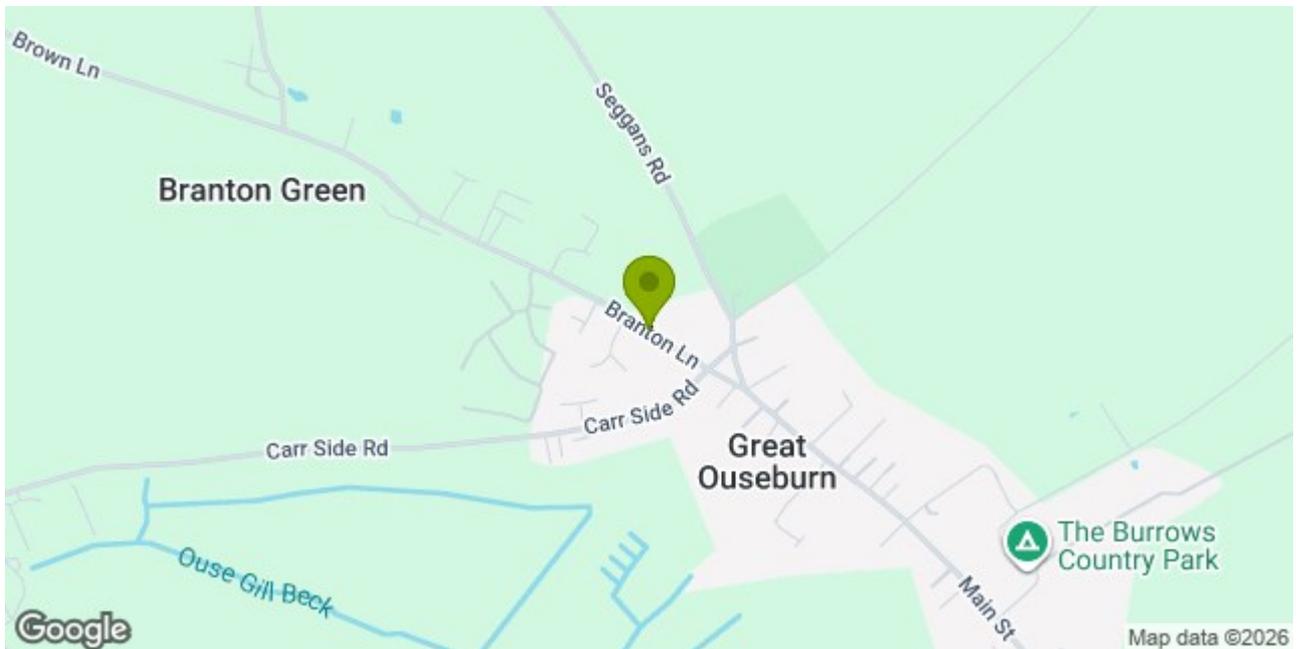
Stamp Duty contribution available (subject to Developer's terms and conditions).



Branton Lane, Great Ouseburn, York, YO26 9RS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1548 SQ FT / 143.87 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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