

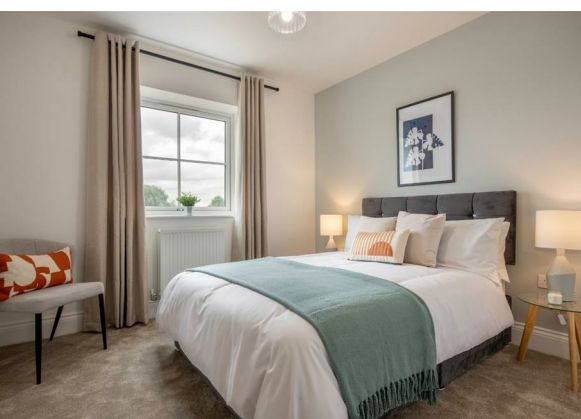


## The Paddocks, Branton Lane, Great Ouseburn Guide Price £450,000

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

A beautifully finished and architecturally designed modern townhouse positioned within this excellent village location. Set across three floors, the property has four well-proportioned bedrooms including a fabulous master suite and a contemporary open plan kitchen diner.





## 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 to the development.

## Accommodation

Entered into the main hall with downstairs/WC and staircase leading up. Off the main hall is the spacious sitting room which benefits from a large bay window, flooding the space with natural light.

The modern and stylish kitchen is beautifully appointed with a range of high and low-level storage cupboards topped with quartz worktops. A standout feature is the contemporary kitchen/breakfast island complete with integrated hobs, providing a superb space for cooking and socialising. Adjacent to the kitchen is a separate utility room fitted with a sink, designated space for both a washing machine and tumble dryer, and a side door into the garden.

The first floor hosts three bedrooms, including the impressive master suite. This wonderful main bedroom offers ample space for freestanding wardrobes and is complemented by a generous en-suite featuring a wall-mounted washbasin, low-flush WC, and a large walk-in shower with rain attachment, finished with splash backs to all sides.

The second floor is home to a further double bedroom, enjoying far-reaching views to the rear, useful eaves storage, and its own en-suite complete with bath with shower attachment, low-flush WC, and washbasin.

## To The Outside

Plot 1 occupies an enviable corner position within the development, enjoying a generous landscaped wraparound gardens featuring a mix of large lawn areas and paved walkways leading to both the front, side and rear entrances.

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

## Energy Efficiency

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

## 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

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

## Agents Note

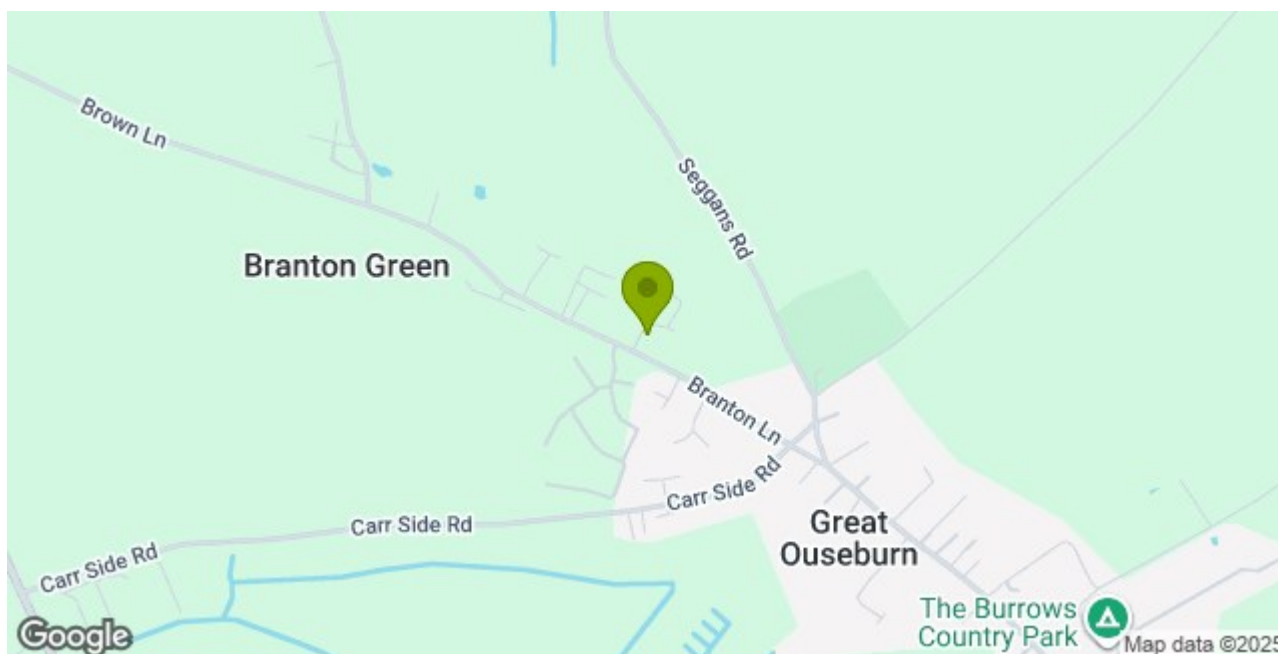
Please note that the internal photographs are of the show home and are only for illustrative purposes.

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 1525 SQ FT / 141.64 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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