



6 Broad Ford Drive Brafferton  
York, YO61 2AB  
**£495,000**

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BEAUTIFULLY PRESENTED 4 BEDROOMED FAMILY HOME ENJOYING A PLEASANT CUL DE SAC POSITION WITHIN THE HEART OF THE HIGHLY SOUGHT AFTER VILLAGE OF HELPERBY, BUILT TO A DEMANDING SPECIFICATION AND THOUGHTFULLY DESIGNED WITH MATURING LANDSCAPED SOUTH FACING GARDENS, ALL WITHIN REACH OF YORK, EASINGWOLD, BOROUGHBIDGE AND THE A1(M).

With UPVC double glazing, air source heating and balance of the builder's warranty.

Staircase Reception Hall, Sitting Room, Kitchen/Diner, Utility Room, Cloakroom/WC,

First Floor Landing, Principal Bedroom Suite with Dressing room and En suite Shower Room, 3 Further Bedrooms, Family Bathroom

Front Garden, Driveway with Electric Vehicle Charger, Garage, Enclosed Lawned South Facing Rear Gardens

Under a canopy apex storm porch a composite entrance door with distinctive diamond shaped frosted part glazed panel and spy hole opens into a welcoming RECEPTION HALL, where a straight staircase rises to the first floor and useful under the stairs storage is neatly concealed.

An oak door opens into a contemporary CLOAKROOM/WC fitted with a corner pedestal wash hand basin with tiled splash back and low suite WC.

From the hall, an oak door leads with brushed charcoal handle leads through to the SITTING ROOM, where a PVC double glazed window frames the front lawn and cul de sac. The focal point of the room is a remote control LPG wood burning effect fireplace, attractively set upon a granite hearth.

To the rear, a further oak door opens into a stylish KITCHEN/ DINER the real heart of the home. Featuring bi-fold doors opening directly onto the rear patio creating excellent flow to the rear south facing garden, ideal for entertaining.

The KITCHEN is comprehensively fitted with a contemporary range of two tone coloured wall and base units, complemented by timber effect work surfaces and matching up stands. Appliances include an induction hob with concealed extractor above, double oven, integrated fridge and freezer and full size dishwasher. A charcoal 1 1/3 quarter sink with chrome mixer tap sits beneath a window overlooking the south facing garden, while space is provided for a family dining area adjoining the bi-fold doors.

An oak door leads through to a UTILITY ROOM, offering matching worktops and storage, space and plumbing for laundry appliances, mid level tiling, ceramic sink with swan neck mixer tap, and a PVC double glazed window to the side. A composite personal door opens to the rear garden, while an internal door provides access to the integral garage.

From the reception hall a straight staircase rises to the FIRST FLOOR LANDING with loft access and a useful cupboard housing the pressurised hot water cylinder. Doors lead off to all bedrooms and the family bathroom.

The PRINCIPAL SUITE spans the full depth of the property, enjoying a PVC double glazed window to the front and a Velux rooflight above. An archway opens into a well appointed dressing room fitted with light coloured, shelved and railed wardrobes and neat dressing area opposite with additional loft access above. An oak door leads to;

ENSUITE SHOWER ROOM, beautifully finished with a tiled walk-in corner shower with thermostatic rain head and personal handset, vanity wash hand basin with deep drawer storage, low suite WC, chrome vertical towel radiator, frosted PVC window and Velux rooflight.

There are two further double bedrooms, positioned to the front and rear, one benefiting from fitted wardrobes.

The fourth bedroom is a versatile single room, ideal as a nursery or home office, with a front facing window.

All are served by a smart four piece FAMILY BATHROOM, comprising a panelled bath, tiled corner shower with thermostatic rain head and personal handset, vanity wash hand basin with storage, low suite WC, frosted window and vertical towel radiator.

OUTSIDE to the front of the property lies a tarmac driveway providing parking for several vehicles with an electric wall mounted car charger provided, framed by a mainly lawned garden with bark chipped borders and maturing hedging. The driveway leads to the integral GARAGE (17'5 x 10'1), fitted with an electric roller door, power, lighting, useful work surfaces and





storage cupboards to the very rear.

A timber gate to the side opens along a useful pathway, providing bin storage and access to the rear garden.

The rear garden is a particular highlight and recently landscaped, south facing, fully enclosed and both child and pet friendly. A pleasant patio adjoins the bi-fold doors, creating an ideal seating area, while a gravel section leads to a garden shed neatly tucked away to the side of the property. The garden features a central circular planting area, young trees and thoughtfully arranged borders, offering excellent scope for further maturity. An outside tap and double power socket are also provided.

Viewing highly recommended to fully appreciate the space.

**LOCATION** The historic conservation village of Helperby is well located and readily accessible to York, Boroughbridge, and Easingwold. The village offers a general store, public house, post office, doctors' surgery, church and primary schooling. It is readily accessible to Thirsk and Teesside via the A19, and for travel further afield via the A1(M).

**POSTCODE** - YO61 2AB

**COUNCIL TAX BAND** - E

**TENURE** - Freehold

**SERVICES** - Mains water, electricity and drainage, air source heat pump.

**DIRECTIONS** - From our central Churchills Easingwold office proceed along Long Street in a northerly direction and turn left at the mini roundabout onto Raskelf Road. Proceed to Raskelf and turn left, then right onto West Moor Road. Proceed for some distance into Helperby taking the right turn by the Oak Tree public house towards Thornton Bridge. Continue for some 300 yards taking the right turn onto Broad Ford Drive where upon No. 6 is positioned on the right hand side or from Boroughbridge, proceed along York Road and further onto Fishergate. Proceed for some distance and turn right onto Horsefair. Proceed over the river and take the second exit at the roundabout. Proceed for some distance and turn right onto Moor Lane. Follow the road around to the left onto Scaldhill Lane and turn right onto Helperby Lane. Continue onto Burton Lane, and right onto Raskelf Road. As you enter the village take the left turn onto Broad Ford Drive where upon No. 6 is positioned on the right hand side.

**VIEWINGS** - By appointment with the sole agents Churchills Tel: 01347 822800

Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

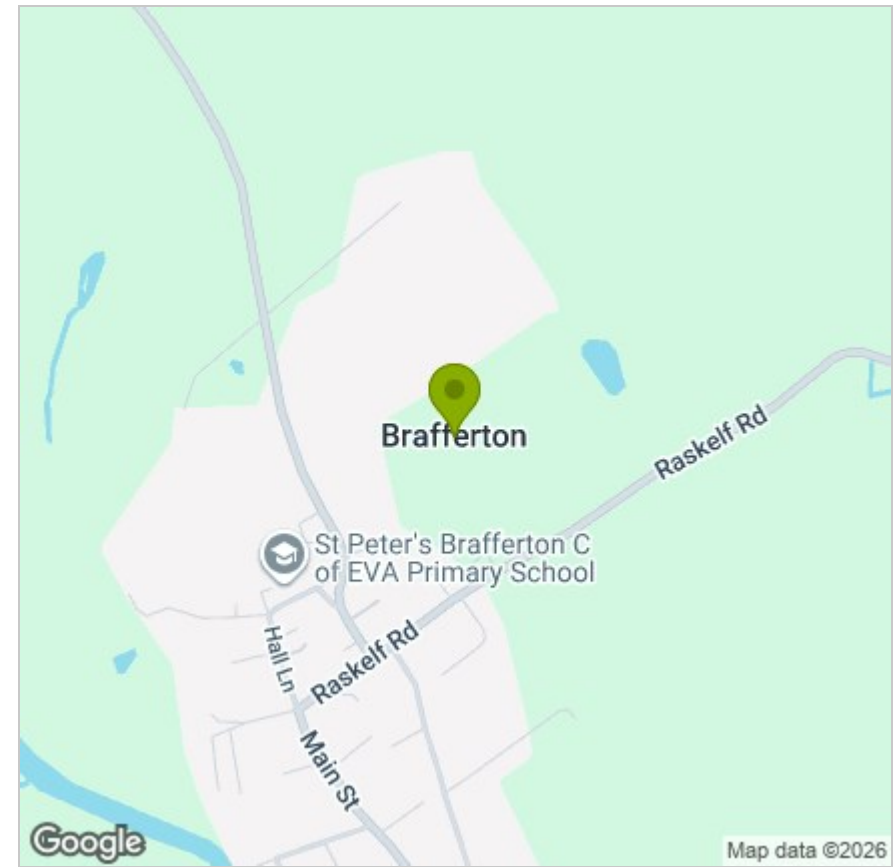
**AGENTS NOTE** - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. please ask our office for further details.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>78</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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