



3 The Oaks
Brafferton, Helperby, York, YO61 2QJ
£2,600 Per month



POPULAR VILLAGE LOCATION ON THE HEART OF HELPERBY
DETACHED 5 BEDROOMED HOUSE WITH 2 MASTER ENSUITE BEDROOMS
WITH GARAGE AND LOVELY GARDENS
STUNNING LOUNGE AND GARDEN ROOM
DINING KITCHEN, OFFICE, UTILITY AND WC
ENCLOSED REAR GARDENS
PARKING FOR A NUMBER OF VEHICLES
AVAILABLE TO RENT FROM SEPTEMBER EPC D



Description

Located in the heart of the village, The Oaks features a spacious frontage with colorful windows, a double garage, and a driveway for multiple vehicles, along with a charming stone-walled front garden.

Upon entry, you are welcomed by a large hallway with clever hidden storage. The stylish study, adorned with custom map wallpaper, offers a unique overview of the area. The downstairs cloakroom adds practicality for family living.

The dining kitchen serves as the heart of the home, equipped with cherry wood cabinetry and Stargazer black granite work surfaces. It includes built-in appliances—oven, hob, extractor, fridge, freezer, and a wine cooler—making it an ideal space for dining and entertaining. A utility room provides plumbing for a dishwasher and washing machine, while the garden room at the rear features double doors and floor-to-ceiling windows with beautiful garden views.

Upstairs, an impressive staircase leads to five bedrooms and a family bathroom. The master bedroom includes an en-suite and large loft-style master bedroom with private wet room.

The rear garden is perfect for entertaining, featuring a decked area and a Mediterranean-style BBQ. Storage is ample with a spacious double garage and a secure tool/bike shed.

The village has strong community spirit and lies south of Thirsk, 10 miles from Thirsk and Ripon, and 5 miles from the A1M. It has a strong community feel, with an award-winning pub, a school, a village hall, and sports facilities. The village offers numerous dog walks, local shop, and a range of community events.

EPC rating: D.







Ground Floor



First Floor

Total floor area 231.3 sq.m. (2,490 sq.ft.) approx

Restricted height areas 7.3 sq.m. (79 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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