



Virtual Viewing Available Online



12 Branton Close. Great Ouseburn. York YO26 9SF

Stephensons



Stephensons

Guide Price £340,000

A deceptively spacious 3 bedroom partially attached property located on the fringes of Great Ouseburn enjoying an enviable cul-de-sac position and boasting far reaching rural views towards the historic White Horse at Kilburn at the rear. The living accommodation on offer includes a hallway with cloakroom/wc, 27'2" long living room, generous dining kitchen, L-shaped principal bedroom (previously 2 bedrooms merged into 1), 2 further bedrooms and a stylish shower room complemented by a paved driveway, single garage and a larger than average rear garden.

Harrogate Borough Council - Tax Band C

Viewings via Boroughbridge Office 01423 324324



The extended ground floor living space on offer includes a hallway with cloakroom/wc, impressive 27'2" long living room with stone open fireplace and a spacious 19'10" long dining kitchen featuring the original 1970's base and wall storage units, built-in oven and hob, freestanding appliance space, garden views and an exciting opportunity to update, replace and restyle to taste. The first floor landing leads off into a generous 19'2" long L-shaped principal bedroom (originally 2 bedrooms merged into 1) with far reaching rural views, 2 further bedrooms (1 with fitted wardrobes) and a stylish shower room with heated towel rail, vanity unit and a larger than average walk-in shower. Other internal features of note include oil fired radiator central and double glazing.

Externally a paved driveway provides parking and access into a brick built single garage currently with a mechanical wind up door (original remote facility no longer working). The larger than average side and rear garden enjoys rural views and features a covered seating area, extensive lawns, veg beds and soft fruit growing area plus a useful timber built garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Haxby 01904 809900
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731

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NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
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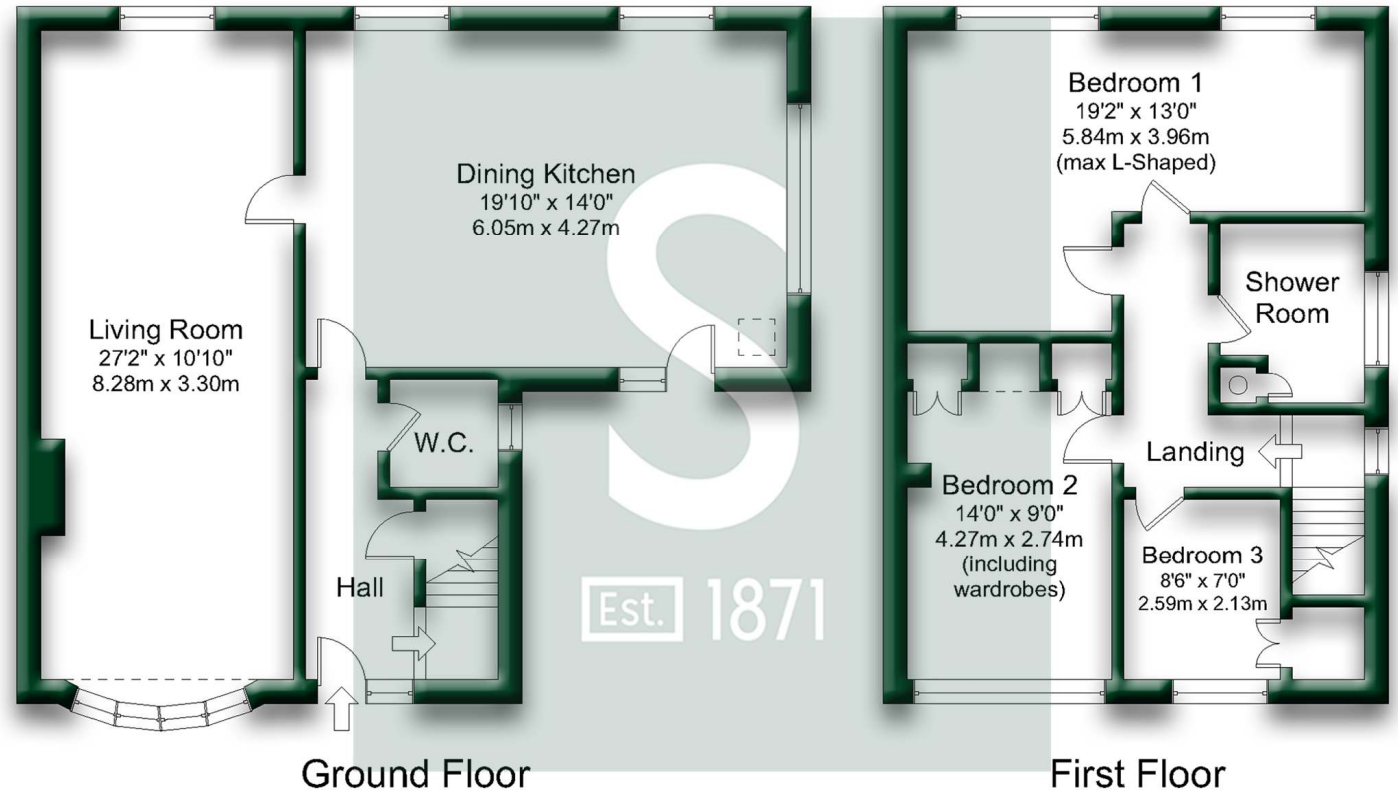
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Gross internal floor area (approx.): 110.9 sq m (1,194 sq ft) Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property except gas.