



Greenway House, Branton Green, Great Ouseburn YO26 9RT

Stephensons

S  
est 1871

A simply stunning 3 bedroom detached village home of significant style and quality which was comprehensively refurbished in 2019 to provide a contemporary interior complemented by energy efficient air source heating and a delightful rear garden. Internal features of note include an impressive open plan living, cooking and dining area with underfloor heating, ground floor bedroom with en-suite wet room, 1<sup>st</sup> floor master bedroom with rural views, luxuriously appointed house bathroom and a study/3<sup>rd</sup> bedroom. NO ONWARD CHAIN

Council Tax Band = D

Energy Efficiency Rating = C

Viewings via Boroughbridge Office 01423 324324

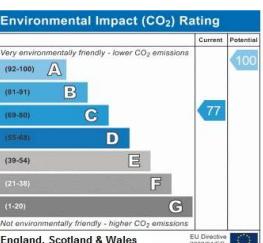
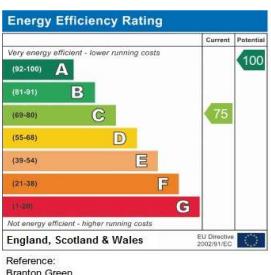


A reception hall with fitted cloaks cupboard leads off into an impressive open plan living, cooking and dining area with underfloor heating that features bi-folding doors out to the delightful rear garden and a contemporary kitchen with dining bar and integrated appliances to include a touch control hob, combination oven, grill and microwave, fridge and dishwasher. The ground floor also provides a double bedroom with en-suite wet room and double doors out onto a secluded seating area.

The first floor landing leads off into a 19'10" long master bedroom with rural views, luxuriously appointed bathroom with both bath and separate walk-in shower and a flexible room that serves as either a study or 3<sup>rd</sup> bedroom. Other internal features of note include air source heating to radiators and double glazing.

Externally there is a gravelled driveway to the front and side of the property providing generous parking and a delightful rear garden that enjoys a high degree of privacy.



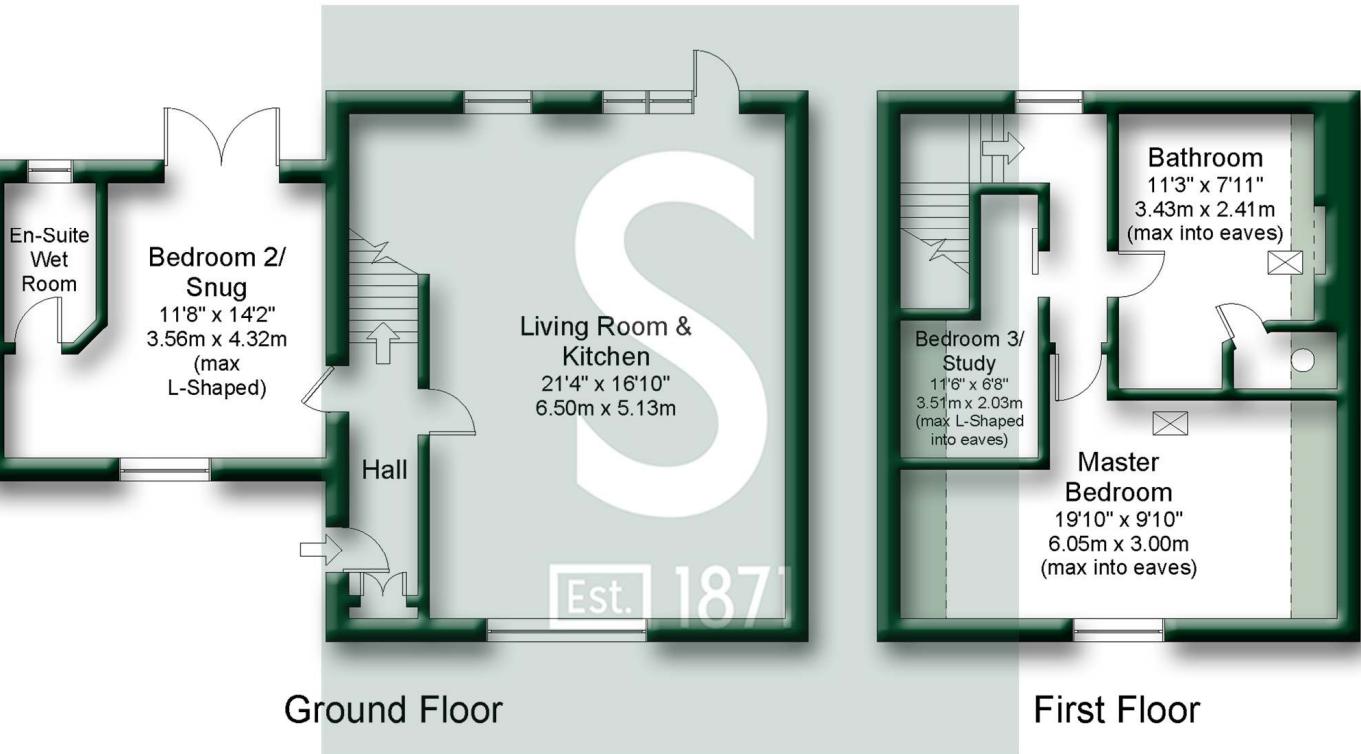


Stephensons  
York  
Haxby  
Knaresborough  
Selby  
Boroughbridge  
Easingwold  
York Auction Centre

01904 625533  
01904 809900  
01423 867700  
01757 706707  
01423 324324  
01347 821145  
01904 489731

Partners  
JF Stephenson MA (Cantab) FRICS FAAV  
IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS  
OJ Newby MNEA  
JE Reynolds BA (Hons) MRICS  
RL Cordingley BSc FRICS FAAV  
JC Drewniak BA (Hons)

Associates  
CS Hill FNAEA  
N Lawrence



Gross internal floor area excluding Eaves (approx.): 87.8 sq m (946 sq ft)  
Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.  
Not to Scale. Copyright © Apex Plans.

## Services

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

## Directions

Upon entering the village from the direction of Boroughbridge the property will be on your right hand side highlighted by one of our For Sale boards.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.