



**Spring Walk, Brayton, YO8 9DS**

**£395,000**



## Spring Walk

Brayton, Selby

- Three Bedroomed Detached Bungalow
- North West Corner Plot
- 145 Sq. M./ 1562 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Broadband: FTTC. Mobile: 4G
- Mains Water Supply. Mains Sewerage
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'E'



**Rare to the market and offered with NO CHAIN.**

Are you searching for a spacious and beautifully designed bungalow in the sought-after location of Spring Walk, Brayton?

Look no further, because we have the perfect property for you! Introducing this fabulous 3-bedroom detached bungalow, situated on a fabulous corner plot.

From the moment you step inside, you will be captivated by the charm and character this home exudes. Spread across a generous 145 square metres (1562 square feet), this bungalow offers ample space for comfortable living.

The property is designed with a focus on semi- open-plan living and practicality, allowing you to enjoy each corner of the house. The welcoming entrance hall leads you to the inviting living room with feature fire place, where you can relax with family or entertain guests. The abundance of natural light that floods through the large windows creates a warm and inviting atmosphere. Adjacent to the living room is a spacious dining area, perfect for family meals or hosting dinner parties. From the dining room there is a separate office with door into the rear garden.

From the Hall you access the kitchen with ample storage space and work surfaces and opposite is the Utility room and separate toilet.



The bungalow features three well-proportioned bedrooms, each offering comfort and tranquillity. The third bedroom connects to the Conservatory so could be adapted to use as another office or snug/extend the kitchen.

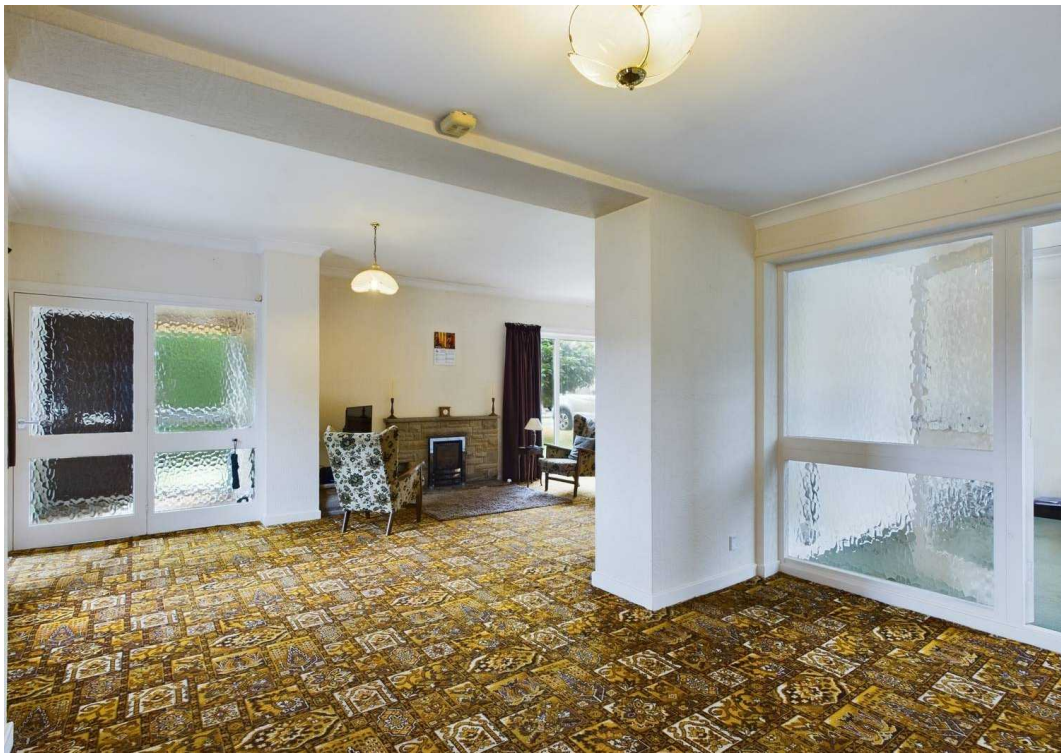
With three receptions, this bungalow offers abundant space for relaxation, work, and play. The additional sitting room provides a cosy spot to unwind with a book or enjoy a cup of tea while overlooking the stunning garden.

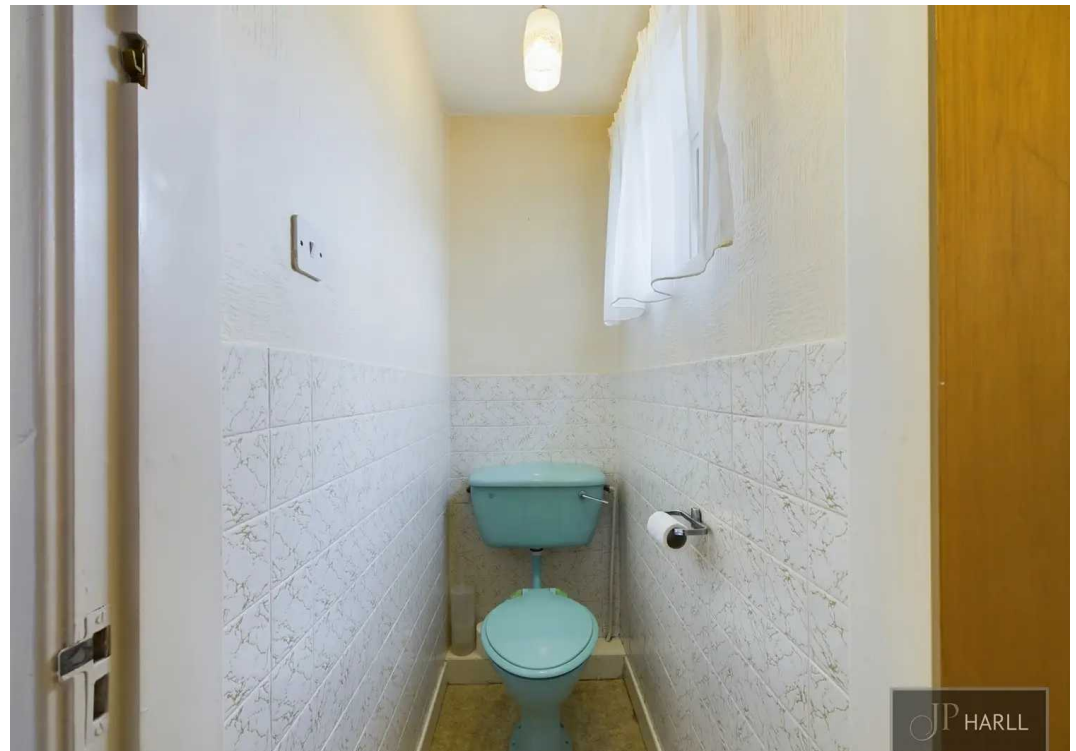
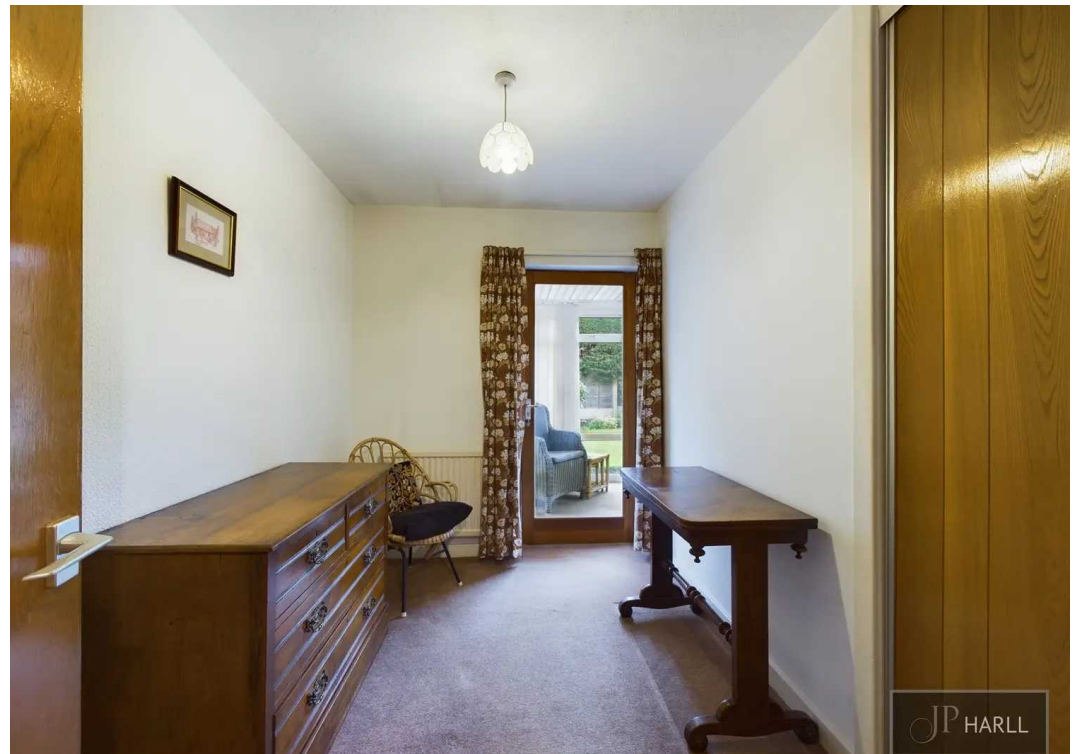
Speaking of the garden, prepare to be amazed. This property boasts a meticulously maintained garden, a true paradise for both garden enthusiasts and those seeking a tranquil retreat. The size of the plot allows for various outdoor activities, such as hosting barbecues, planting a vegetable patch, or simply basking in the sunshine. The property is also on a corner plot so you get the benefit of a large front garden too.

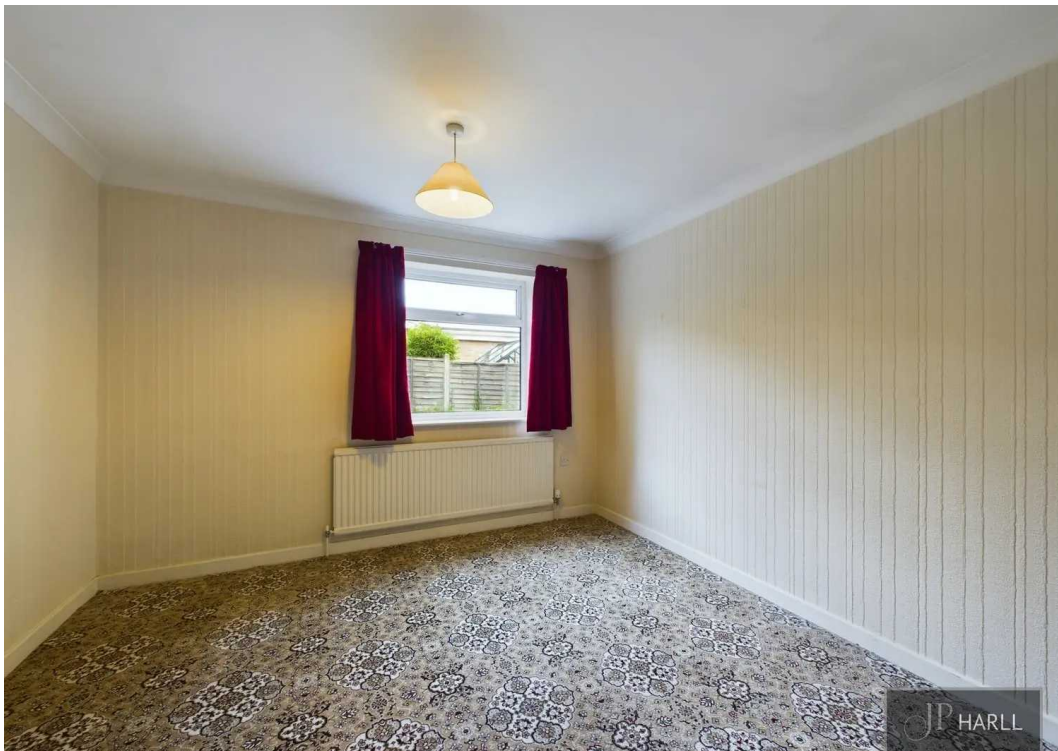
The parking arrangements are also ideal for multi-vehicle households with driveway and double garage. This bungalow is conveniently connected to essential utilities, with mains electricity, gas central heating, and a mains water supply.

Stay connected with superfast FTTC broadband and enjoy reliable 4G mobile coverage.

In terms of location, Spring Walk is a highly desirable area that offers easy access to local amenities, schools, and transport links. Selby town centre is just a short drive away, offering a range of shops, restaurants, and leisure facilities.









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Approximate total area<sup>(1)</sup>  
145.13 m<sup>2</sup>  
1562.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**JP Harll**

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