



## Catton Way, Brayton

Guide Price £350,000



## Catton Way

Brayton, Selby

- Four Bedroomed Detached House
- South Facing Rear Garden
- 128 Sq. M./ 1385 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Broadband: FTTC. Mobile: 4G
- Mains Water Supply. Mains Sewerage
- Brick Built Construction
- FREEHOLD
- EPC Rating 'C'
- Council Tax Band 'D'



Welcome to Catton Way. Built in 2007, this four bedroomed, detached house has been recently updated with a new Breakfast Kitchen.

Stepping over the threshold and into the generous hallway with its staircase to the first floor and ground floor cloaks/W.C. Attractive hard wearing flooring spans the length of the Hallway and draws you in to explore this beautiful home.

To the left is the separate Dining room with large window to allow light into the room.

The spacious lounge has plenty of space for furniture and the current vendors have added a feature log burner which would create a beautifully warm ambience coming into the Autumn/Winter.

Part of the garage has been utilised to create a useful utility room with further storage and cupboard spaces.

This attractive, recently fitted kitchen is perfect for the keen cook with breakfast bar and built in appliances.

Beautiful, white units with white/grey stone effect work-surfaces and upstands provide plenty of storage. Integrated appliances include a fridge and freezer with space for a dishwasher and a washing machine. Built-in cooking facilities include an Electric Oven/Grill, Gas Hob with Chrome Cooker Hood over. A Stainless-Steel Sink Unit with mixer tap over and tiled flooring and subway tile splash-backs. A rear window and door allows views over the garden whilst doing the chores.

Upstairs, you will find the Principal Bedroom to the front of the property which currently hosts a King sized bed. The en-suite shower room boasts shower, close coupled W.C. and pedestal wash hand basin.

There are a further three 'double' bedrooms.

The Family Bathroom has a panel bath, pedestal wash hand basin and W.C. Partially tiled walls and floor, window to the rear elevation and an extractor fan.



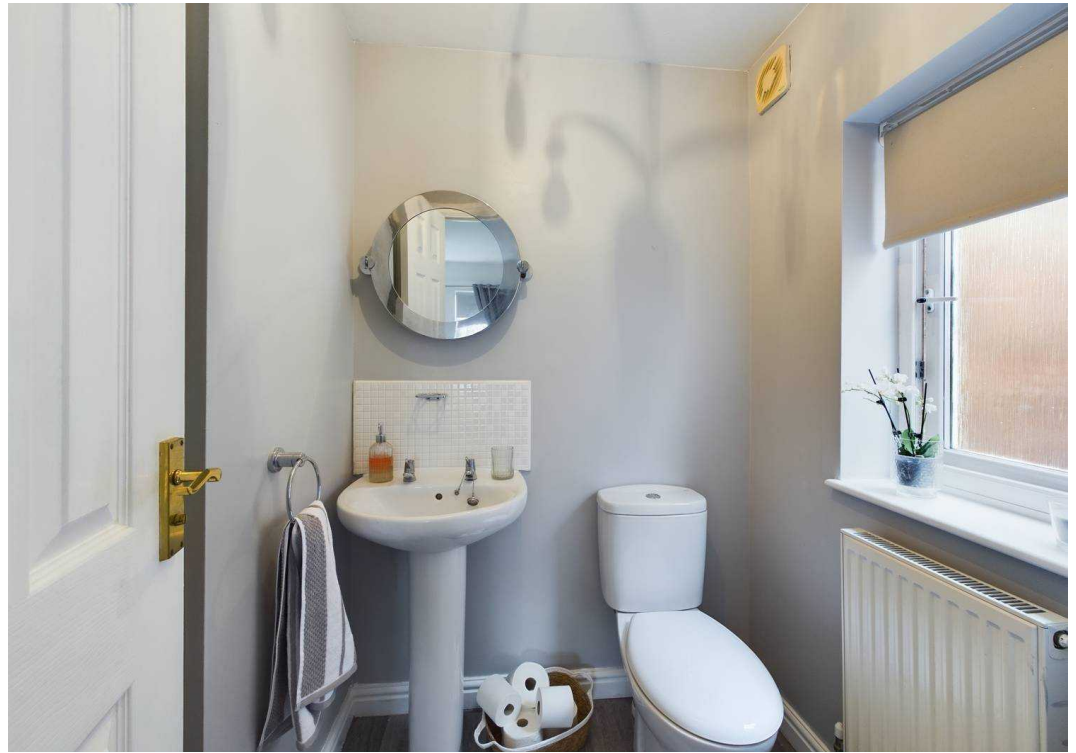
The loft has also been boarded out with built in loft ladders.

Outside: To the front of the property is a generous, double width driveway which leads up to the front of the integral garage store and front entrance door. An open plan lawned area is situated at the front of the house.

At the rear of the property is a good sized, South facing garden, which is mainly laid to lawn, with patio area, perfect for entertaining and eating alfresco. As the nights draw in, withdraw into the Garden Bar which would also make a perfect office (Has power and lights) and would be included within the sale.





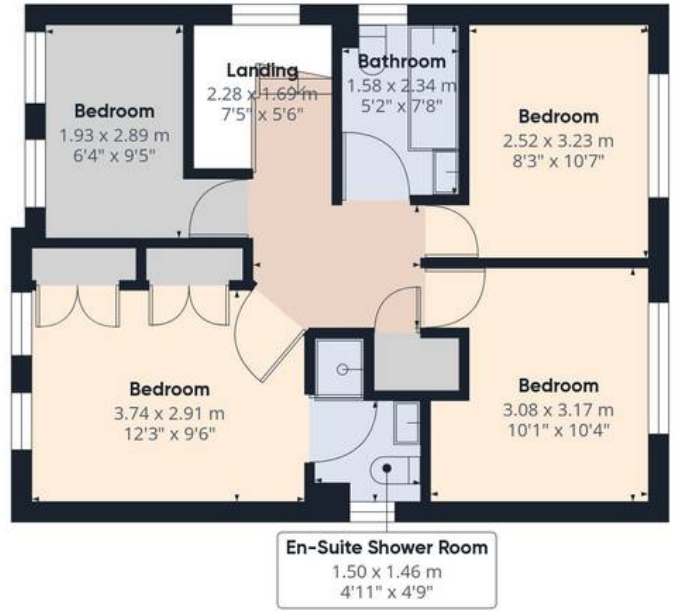




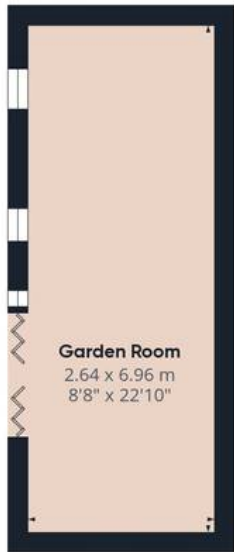




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

128.68 m<sup>2</sup>

1385.1 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.

Calculations are based on RICS IPMS 3C standard.



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