



**Old Farm Way, Brayton, YO8 9SZ**

Offers Over **£315,000**





## Old Farm Way

Brayton, Selby

- Three/Four Bedroomed Detached House with Double Width Driveway
- East Facing Rear Garden
- 107 Sq. M / 1157 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- No Onward Chain
- EPC Rating 'C'
- Council Tax Band 'D'



**\*NOW OFFERED WITH NO ONWARD CHAIN\***

Welcome to Old Farm Way, Brayton. This three/four bedroomed, detached house is beautifully presented and ready to move straight into.

As you walk in through the front door you are greeted with an inner hall way leading to the generous ground floor accommodation. To the left of the hall is the ground floor w.c./cloak room. Straight ahead is what was the garage but is now a great 4th bedroom/snug or children's play room (the possibilities are endless!).

The spacious lounge has plenty of space for furniture and the current vendors have made this room the heart of the home. There is also a semi-open plan dining room and beyond the dining room is the garden room with double doors out onto the patio area and rear garden.

This attractive, recently updated kitchen is perfect for the keen cook with plenty of work surfaces and cupboard space there is also an under stairs cupboard and plenty of room for boots and coats. The kitchen is perfect for any aspiring cook!





Upstairs, you will find the Principal Bedroom to the front of the property which currently hosts a King sized bed. The recently finished en-suite shower room boasts shower with beautiful black glass screen, close coupled W.C. and pedestal wash hand basin. It really is a striking en-suite room.

There are a two further '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.

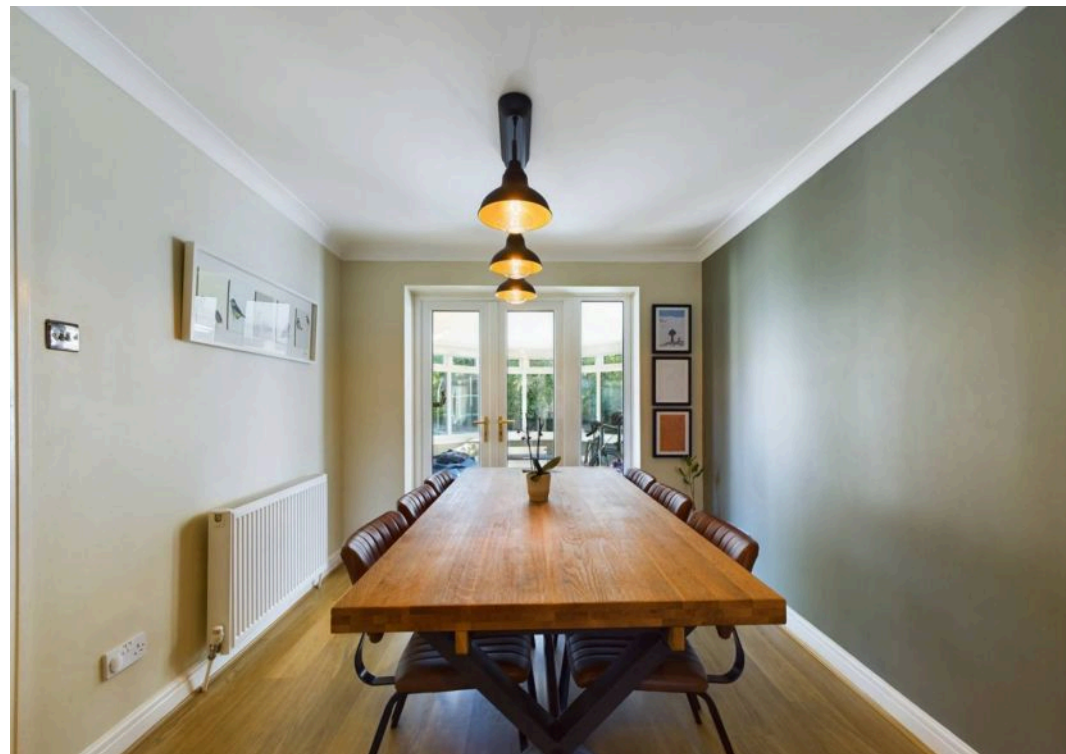
The loft has also been partially boarded to allow for storage.

Outside: To the front of the property is a generous, double width driveway with access to the front door and gate to the side kitchen entrance.

At the rear of the property is a good sized, East facing garden, which is mainly laid to lawn, with patio area, perfect for entertaining and eating alfresco.

We expect this to be a popular property so early viewing is essential.



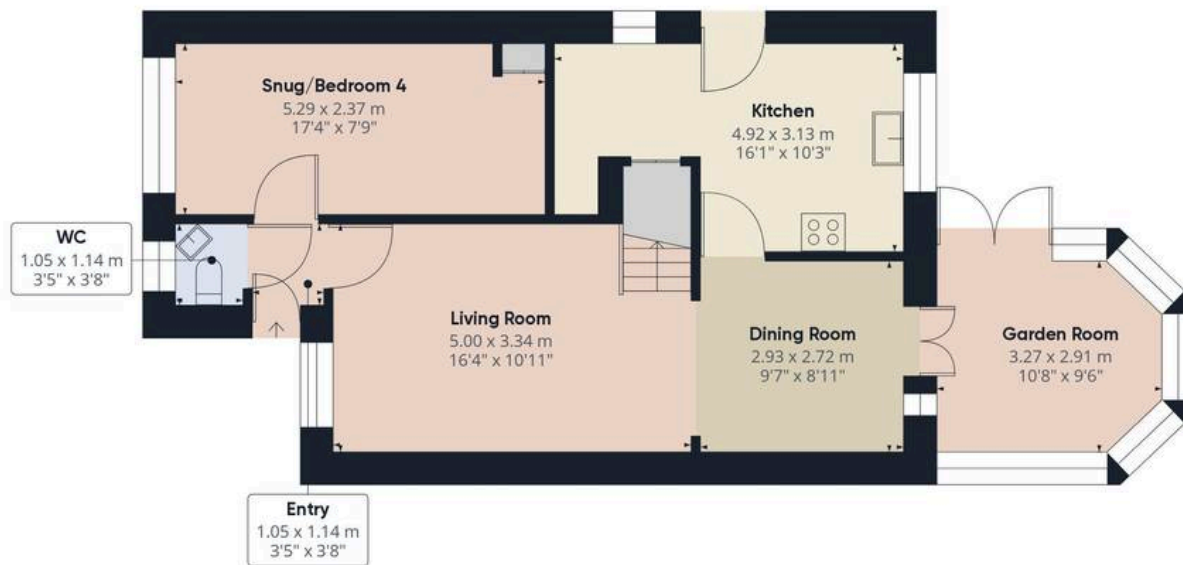










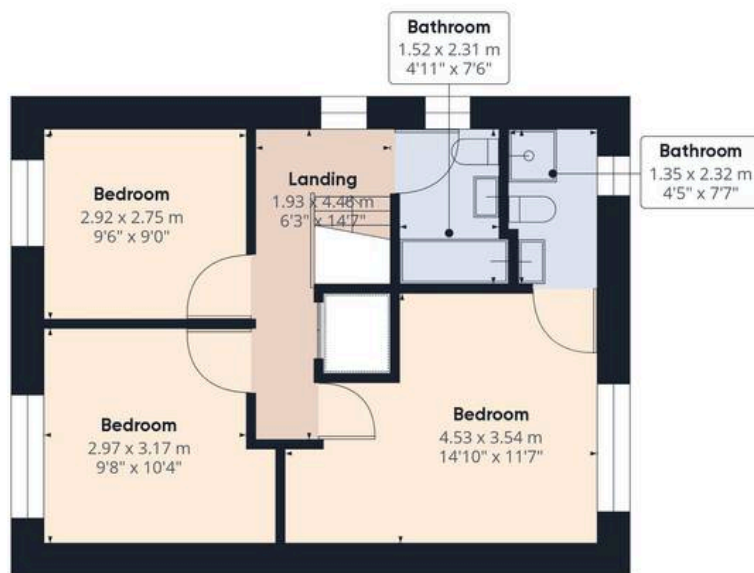


Ground Floor

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

107.56 m<sup>2</sup>

1157.76 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360





**JP Harll**

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • [sales@jpharll.co.uk](mailto:sales@jpharll.co.uk) • [www.jpharll.co.uk/](http://www.jpharll.co.uk/)

