



Old Farm Way, Brayton

Offers Over £315,000



67 Old Farm Way

Brayton, Selby

- Three Bedroomed Detached House with Double Width Driveway & Electric Car Charging Point
- Garage Conversion providing extra ground floor reception Room
- Mains Gas Central Heating Mains Electricity, Water & Sewerage
- Conservatory
- East Facing Rear Garden
- 107 Sq. M / 1157 Sq. Ft.
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- EPC Rating 'C'
- Council Tax Band 'D'



This three bed detached house is beautifully presented and ready to move straight into.

Stepping into the inner hall, to the left is the cloaks/w.c. Ahead is the garage conversion and is currently used as a great children's play room/snug (the possibilities are endless!).

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

The attractive, recently updated kitchen is perfect for the keen cook with plenty of work surfaces and cupboard space and an understairs cupboard with plenty of room for boots and coats.

Upstairs, you will find the Main Bedroom to the rear of the property currently hosting a King sized bed. The recently finished en-suite shower room boasts shower with beautiful black glass screen, W.C. and pedestal wash hand basin. 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.

Outside: To the front of the property is a generous, double width driveway with Electric Car charging point. At the rear of the property is a good sized, private, East facing garden, which is mainly laid to lawn, with patio area, perfect for entertaining and eating alfresco.

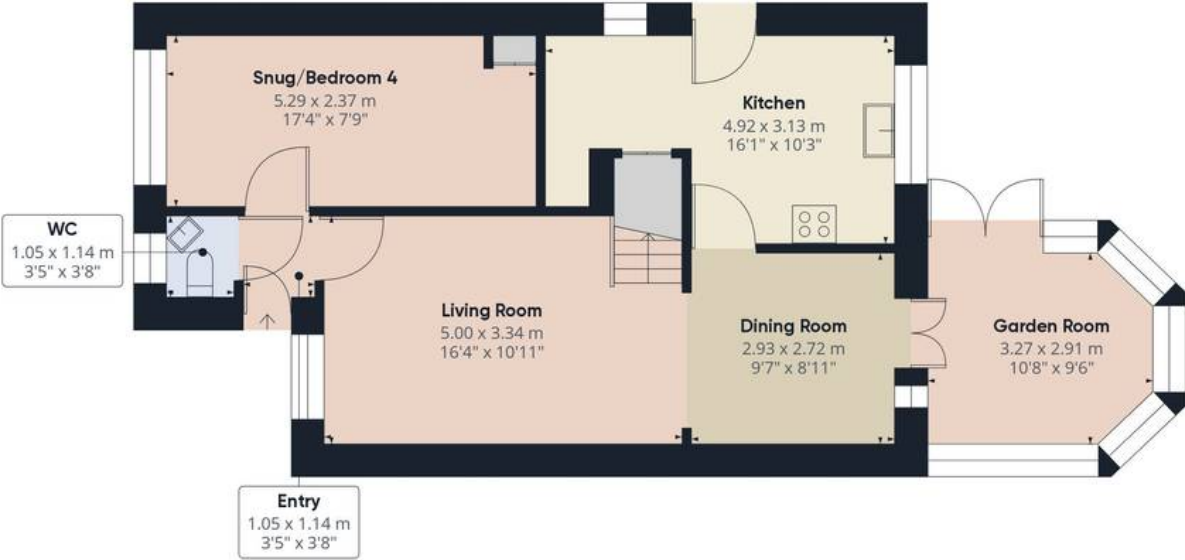
Please Note:

- The garage conversion was carried out by the previous owners in 2004 without obtaining Building Regulation Approval. An Indemnity Policy is in place.
- The boiler was installed in 2017 and was last serviced in October 2024.
- Smoke alarm in kitchen and lounge.
- Please be aware there are cameras operating outside the property, as well as a Ring doorbell.



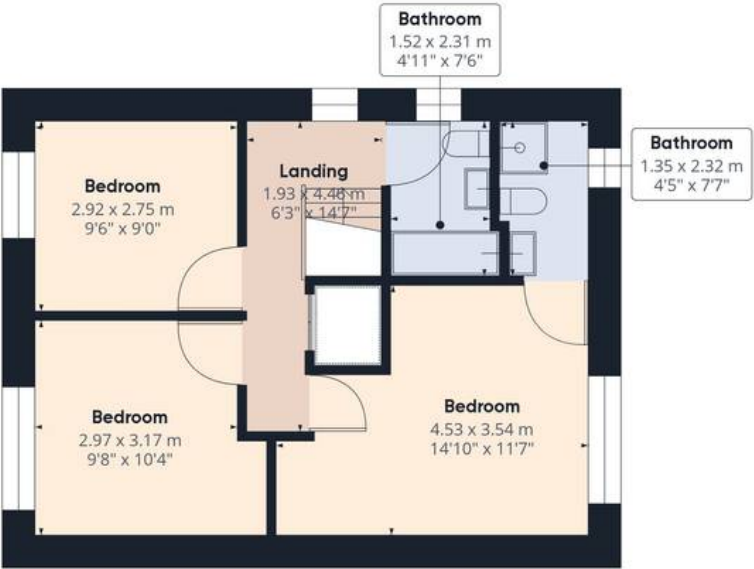






Ground Floor

Approximate total area⁽¹⁾
 107.56 m²
 1157.76 ft²



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.



JP Harll

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

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

