



Mansell Close, Brayton, YO8 9TP

£360,000





## Mansell Close

Brayton, Selby, YO8 9TP

- Detached Four Bed Family House
- Attractive Rear Garden
- FREEHOLD
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- EPC Rating 'TBC'
- Council Tax Band 'E'



Located in this highly sought after village location and presenting a rare opportunity to acquire a meticulously designed family home of significant appeal, this outstanding four-bedroom detached house stands at the bottom of this quiet cul-de-sac.

Spanning across a generous area of (TBC) square feet, this home is well laid out to appeal to family life and the accommodation is perfectly balanced over two floors. As you walk through the front door and into the light and airy hallway to the left is the separate dining room to the front elevation, ground floor w.c/cloak, dining kitchen, living room, door into the integral garage and useful cupboard under the stairs.

The attractive dining kitchen has a good range of fitted units providing plenty of storage with granite style worktops and a separate dining area with access to the rear garden. Integrated appliances include double oven/grill, gas hob with cooker hood, fridge, freezer, washing machine and dishwasher.

The spacious lounge to the rear of the property has plenty of space for furniture and also has French doors out to the garden.





The Master bedroom is well proportioned with triple windows, built in wardrobes and recently updated en-suite shower room.

The second bedroom also has en-suite shower facilities so would make a perfect guest room or teenagers bedroom, the third and fourth bedrooms are also doubles. The main bathroom comprises bath, sink and toilet.

Externally the rear garden has been well maintained with raised beds, patio and lawned areas creating interest all year round. There is also a timber garden shed for storage.

To the front of the property is a double driveway providing parking for two cars as well as access to the integral garage. There is also an electric vehicle charging pod at the side of the property for those with electric cars.

Nestled in a thriving community, the property enjoys the convenience of essential amenities located within easy reach. Tesco petrol station, two pubs and great butchers are just a short walk away as well as schools, post office and hairdressers.

In conclusion, this detached four-bed family house exemplifies the epitome of contemporary living. Imbued with charm and functionality, this residence offers a harmonious sanctuary for those seeking a sophisticated lifestyle in a prime location. A viewing of this exceptional property is highly recommended for those seeking a dream home that embodies style, comfort, and convenience.

Please note: The Oak tree in the rear garden has a Tree Preservation Order.





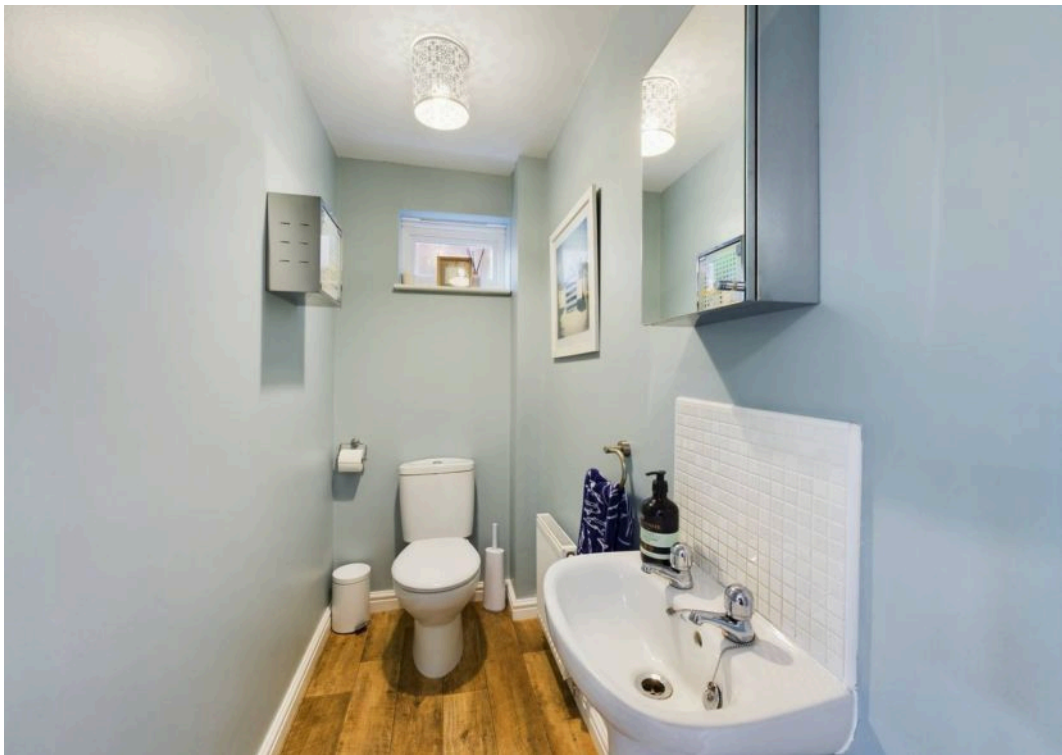








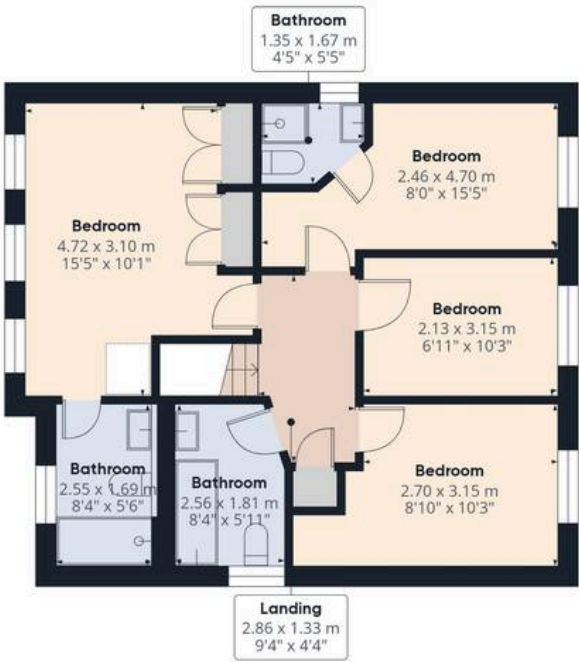








Ground Floor



Floor 1

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

127.95 m<sup>2</sup>  
1377.23 ft<sup>2</sup>

Reduced headroom

0.44 m<sup>2</sup>  
4.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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**

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