



## Mansell Close, Brayton

Offers Over £350,000



## Mansell Close

Brayton, Selby

- Four Bedroomed Detached House
- 127M2 / 1367 Sq. Ft.
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- North Facing Rear Garden
- Tree Preservation Order on Tree in rear garden
- EV Charge Point Installed 2024
- FREEHOLD
- EPC Rating 'C' (79)
- Council Tax Band 'E'



A handsome, four bedroom detached house with integral garage and double width driveway.

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.

Please note:

- The Oak tree in the rear garden has a Tree Preservation Order.
- Public 'snicket' runs behind the rear garden with lamppost.
- EV Charging Point installed 2024
- Boiler installed June 2015. Last serviced January 2025.



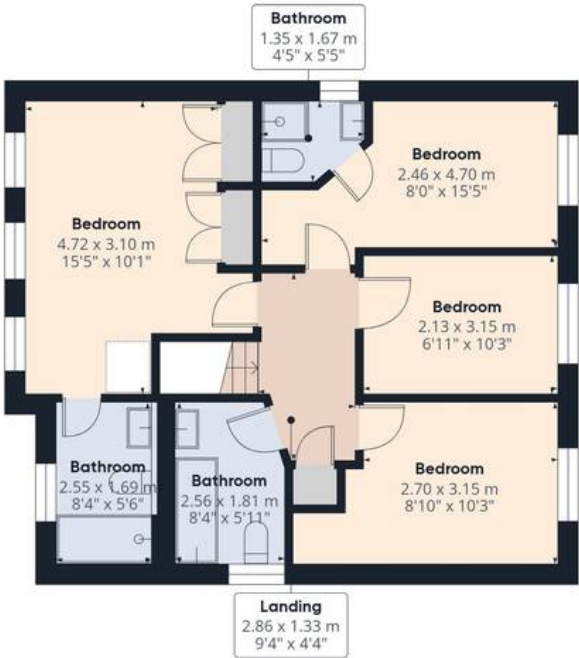






Ground Floor

**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>



Floor 1

(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.



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