



21 Old Farm Way, Brayton, YO8 9SZ

Detached Property | Four Bedrooms | Driveway Parking | Integral Garage | Renovated Throughout To A High Standard | Ideal Family Home | En-Suite To Master Bedroom | Viewing Highly Recommended.

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - E
- Viewing Highly Recommended
- Four Bedrooms
- Freehold Property
- Modern Kitchen Diner
- Driveway Parking With Garage
- EPC Rating - TBC
- En-Suite To Master Bedroom

Asking Price £375,000

Jigsaw Move are pleased to welcome you to Old Farm Way, Brayton – a charming location for this stunning detached house!

This property boasts one reception rooms and spacious open plan kitchen diner, perfect for entertaining guests or relaxing with family. With four bedrooms and two bathrooms, there's plenty of space for everyone to enjoy.

Built in 1996, this 1,431 sq ft house has been meticulously renovated to a high standard, offering a modern and stylish living space which has ample room for your family to grow and thrive.

One of the highlights of this property is its south-west facing garden, ideal for soaking up the sun and enjoying outdoor activities. Whether you're a keen gardener or simply love to relax in the fresh air, this garden is sure to impress.

Parking will never be an issue with space for up to four vehicles, along with the convenience of an integral garage for additional storage or parking. Whether you're a growing family or someone who loves to entertain, this property offers the space and modern amenities to cater to your lifestyle.

Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await you at Old Farm Way, Brayton.

GROUND FLOOR ACCOMMODATION

Porch

Entrance Hall

Lounge 16'9" x 11'5" (5.11m x 3.47m)

Kitchen/Diner 13'1" x 25'0" (3.98m x 7.63m)

WC 2'3" x 7'1" (0.68m x 2.17m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 15'1" x 11'5" (4.59m x 3.47m)

En-suite 5'5" x 7'9" (1.64m x 2.37m)

Bedroom Two 11'7" x 14'2" (3.53m x 4.32m)

Bedroom Three 11'3" x 7'9" (3.43m x 2.37m)

Bedroom Four 9'5" x 8'4" (2.88m x 2.55m)

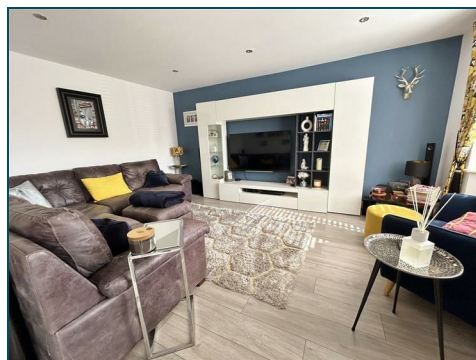
Family Bathroom 5'0" x 7'3" (1.53m x 2.22m)

EXTERNAL

Garage 16'1" x 8'3" (4.91m x 2.52m)

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

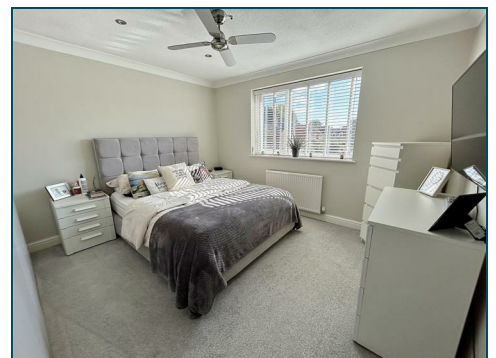
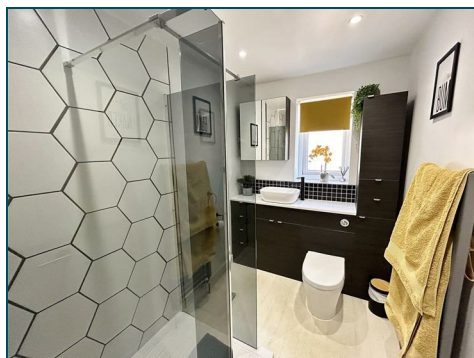
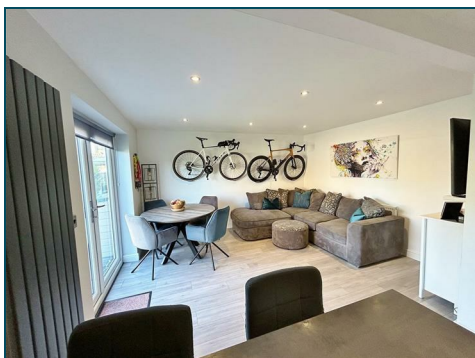
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

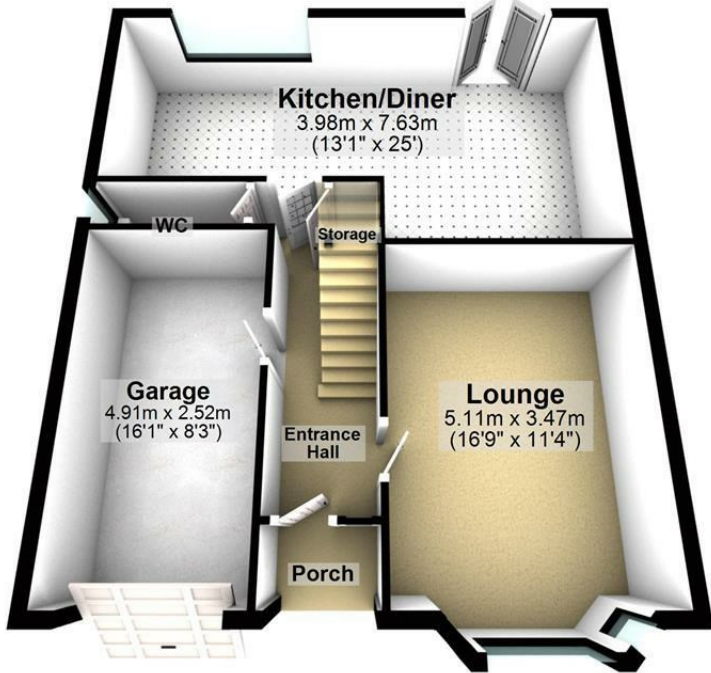
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



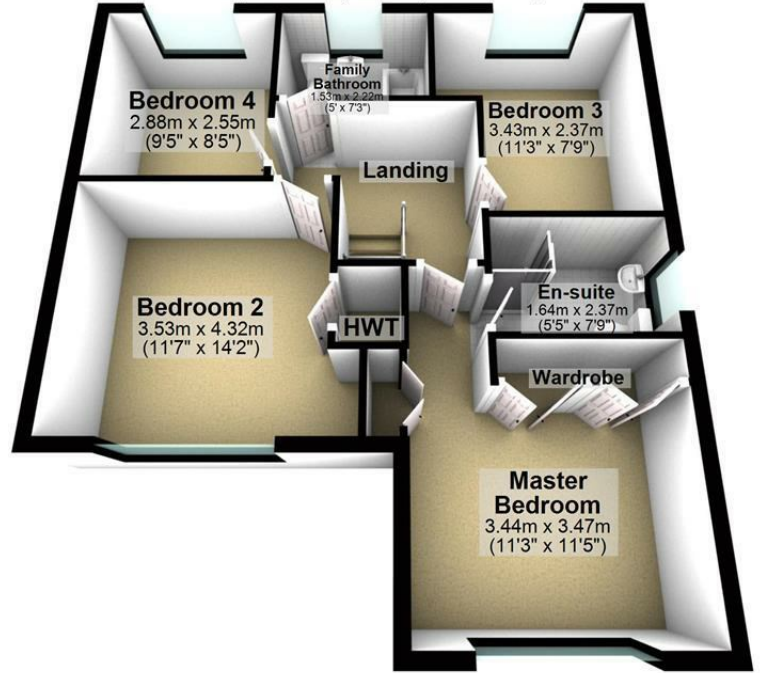
Ground Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.5 sq. feet)



Total area: approx. 129.4 sq. metres (1392.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



11 Finkle Street, Selby, North Yorkshire, YO8 4DT
 info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 84721527

