



1 St. Wilfrids View, Brayton, YO8 9GQ

Stunning Three Bedroom Semi-Detached | Modern Decor Throughout | Downstairs WC | Driveway Parking for Two Cars | Viewing Is A Must | Sought After Location of Brayton

- Modern Semi-Detached House
- Gas Central Heating
- EPC Rating - B
- Viewing Is Highly Recommended!
- Three Good Sized Bedrooms
- Freehold
- Downstairs WC
- Driveway Parking for Two Cars
- Council Tax Band - C
- Situated In A Sought After Location

Offers Over £235,000

Jigsaw Move are pleased to welcome to the market this semi-detached home nestled in the charming village of Brayton, this delightful house on St. Wilfrids View is a true gem waiting to be discovered. Boasting a modern decor throughout, this property offers a perfect blend of style and comfort.

As you step inside, you are greeted by a good sized lounge reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features three cosy bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest room.

The house also includes a convenient downstairs WC, adding a touch of practicality to everyday living. With a sleek bathroom, getting ready in the mornings will be a breeze.

Built in 2017, this home exudes contemporary charm and offers 775 sq ft of living space, providing a comfortable yet spacious environment for you to make your own. The off-street parking for two cars ensures that you will never have to worry about finding a parking spot after a long day.

St Wilfred's View also features a rear garden with patio and AstroTurf providing low maintenance upkeep and is sizable enough for all to enjoy.

Located in a sought-after village, this property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to local amenities. Whether you are looking for your first home or a place to accommodate your growing family, this house is sure to tick all the boxes.

The property is situated in the desirable village location of Brayton. This sought after village hosts a range of local amenities including; schools, post office, petrol station and butchers. Brayton is also within walking distance to Selby Town Centre and is a great location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

Don't miss out on the opportunity to make this house your home sweet home in the heart of Brayton.

This well presented property would make the ideal first home or family home and we recommend an early internal inspection to appreciate what both the accommodation and location has to offer.

GROUND FLOOR ACCOMMODATION

Entrance Hall

WC 6'1" x 2'10" (1.86m x 0.86m)

Lounge 14'3" x 15'1" (4.34m x 4.60m)

Kitchen/Diner 8'11" x 15'1" (2.72m x 4.60m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'1" x 8'1" (3.69m x 2.47m)

Bedroom Two 11'1" x 8'1" (3.37m x 2.47m)

Bedroom Three 9'0" x 6'8" (2.75m x 2.03m)

Family Bathroom 10'4" x 6'8" (3.14m x 2.03m)

EXTERNAL



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.

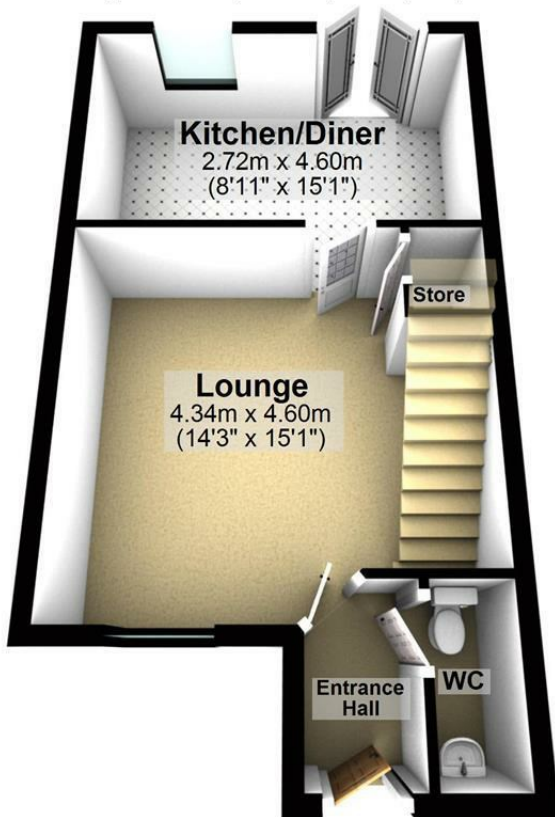
WINDOWS

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



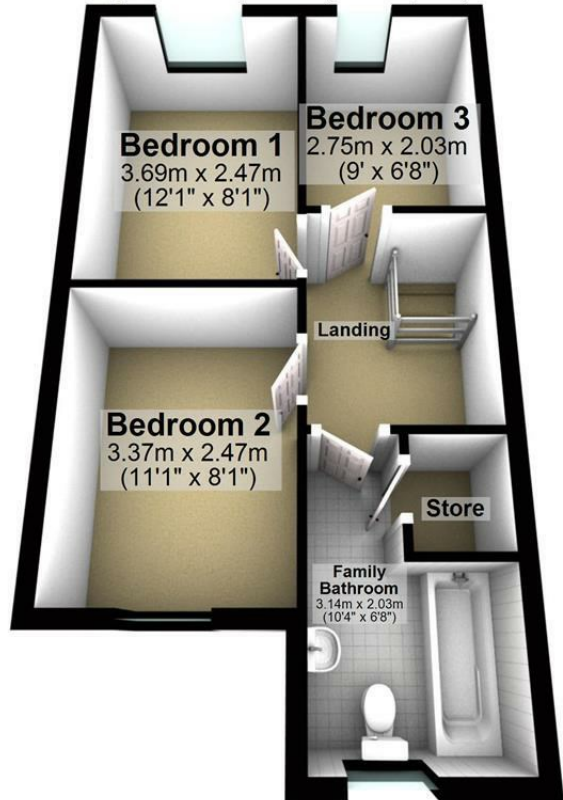
Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	



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