



33 Moss Green Lane, Brayton, YO8 9EN

Detached Bungalow | Three Double Bedrooms | No Onward Chain | Horseshoe Driveway | Single Garage | Multiple Reception Rooms | Popular Village Location | Viewing Highly Recommended

- Detached Bungalow
- Gas Central Heating
- Council Tax Band - D
- Ideal Family Home
- Three Double Bedrooms
- Freehold Property
- No Onward Chain
- Horseshoe Driveway With Single Garage
- EPC Rating - D
- Multiple Reception Rooms

Asking Price £375,000

Jigsaw Move are pleased to present this charming detached bungalow, nestled on the tranquil Moss Green Lane in Brayton. The property offers a delightful blend of comfort and space, perfect for families or those seeking a peaceful retreat. The property boasts three generously sized bedrooms, providing ample accommodation for residents and guests alike.

Upon entering, you are welcomed by three inviting reception rooms, ideal for entertaining or relaxing with family. The additional spacious reception room enhances the living area, allowing for versatile use, whether as a formal dining space or a cosy lounge or play room. The bungalow features a convenient WC and a modern shower room, ensuring that the needs of a busy household are met with ease.

The property boasts an extensive rear garden, which offers a private outdoor sanctuary for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden provides ample space for children to play or for hosting summer gatherings with friends and family.

A standout feature of this property is the horseshoe driveway, which not only enhances the aesthetic appeal but also provides easy access and ample parking for residents and guests alike. Additionally, the detached single garage offers further storage options or the potential for a workshop, catering to various needs.

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.

This delightful bungalow on Moss Green Lane is not just a home; it is a canvas for your future aspirations. With its spacious layout, beautiful garden, and potential for further enhancement, this property is a rare find in the desirable Brayton area. Do not miss the chance to make this charming bungalow your own.

ACCOMMODATION

Entrance Hallway

Lounge 14'10" x 12'11" (4.54m x 3.95m)

Kitchen 19'10" x 10'0" (6.05m x 3.07m)

Dining Room 15'7" x 10'8" (4.75m x 3.26m)

Reception Room 19'4" x 10'0" (5.91m x 3.07m)

WC 4'7" x 6'5" (1.42m x 1.97m)

Bedroom One 11'10" x 12'11" (3.63m x 3.96m)

Bedroom Two 9'6" x 13'6" (2.91m x 4.14m)

Bedroom Three 9'6" x 7'4" (2.91m x 2.24m)

Shower Room 6'4" x 7'9" (1.94m x 2.37m)

EXTERNAL ()

Garage 19'7" x 8'11" (5.99m x 2.74m)

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.





Total area: approx. 195.2 sq. metres (2101.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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