



1 Highfield Court, Brayton, Selby, YO8 9RN

Executive Detached Home | 2199 sq ft Excluding Double Garage | Private Cul-De-Sac Location | Four Reception Rooms | Five Double Bedrooms | Car Port | Summerhouse | Workshop

- Executive Detached Property in Private Cul-De-Sac Location
- Gas Central Heating
- Council Tax Band - F
- Four Reception Rooms
- Master Bedroom With Ensuite
- Freehold Property
- Summerhouse and Workshop
- Driveway Parking For Five Vehicles & Double Garage and Car Port
- EPC Rating - C
- Sought After Village Location

£515,000

Jigsaw Move are delighted to welcome to the market this spacious well-appointed detached executive home featuring five double bedrooms, four reception rooms and outbuildings within the mature gardens. The property boasts over 2000 sq ft and is tucked away within a private cul-de-sac location in the sought after area of Brayton.

This much loved family home has been meticulously looked after and cared for by the owners over the years and many aspects of the property have been modernised, updated and extended. The property benefits from a new boiler last year introducing Hive Central Heating System along with modern pressure hot water tank. The gardens offer well nurtured mature borders aswell as a good sized summerhouse, additional workshop space, patio area, double garage and car port.

Forming part of an exclusive small development of 3 other detached family homes, the property was first built in 1991 by a local developer with a brief to create four extensive and private family homes. This is a rare opportunity that does not come up often to acquire this executive home and once acquired will become a forever family home.

The property accommodation is extensive and briefly comprises of; Entrance Porch/Vestibule ideal for muddy boots with additional storage space, spacious Entrance Hallway equipped with modern oak staircase with direct access to all ground floor rooms. The hub of the home is the Dining Kitchen with Granite work-surfaces and integral appliances leading to Utility Room with a range of floor and base units and matching granite work-surfaces to the kitchen and a door leading to the rear garden patio area. The reception rooms can be altered for different uses but the current owners use as the following; Lounge with feature fireplace and double French doors to the rear garden, Morning Room with double French doors leading to the front of the property, Dining Room which leads onto the Garden Room featuring double French doors to the side of the property and Downstairs W.C. These reception rooms really do offer plenty of space for a growing family.

A turned oak staircase leads to the first floor where there are five well apportioned double bedrooms. The large Master Bedroom suite with its very own en-suite feels luxurious and there are Four further double Bedrooms and a modern Family Bathroom.

The present owners have taken immense pride in creating wonderful gardens, which lends itself perfectly to an array of prospective buyers requirements. The private enclosed rear garden is made up of laid to lawn and mature planting with a paved patio perfect for outdoor entertaining. There is also a summerhouse which is enclaved with mature shrubs which could be used as a gym/home office or reading room and there is also a workshop with its own entrance at the rear of the garage with plenty of light and power. The property also has a house speaker sound system. A private driveway leads directly to the property and in turn onto an extensive block paved driveway leading to the double garage with a roller door, light and power and a car port to protect any additional cars from the weather when needed. The driveway parking for up to five vehicles, gas central heating and uPVC double glazing throughout.

The property is situated within an exclusive private cul-de-sac position known as Highfield Court, being a much sought after location within the village and accessed directly off Brayton Lane. Brayton is ideal for commuting to Selby, York and Leeds as it is close to all major networks.

The prospect of acquiring this property represents the perfect opportunity to own a deceptively spacious five bedroom executive family home, with ample outdoor space with outbuildings and plenty of indoor living space. All viewings are strongly advised and strictly by appointment only.

EPC Rating - C

Council Tax Band - F

GROUND FLOOR ACCOMMODATION

Entrance Porch 5'1" x 10'1" (1.54m x 3.08m)

Entrance Hall

Lounge 14'8" x 19'0" (4.46m x 5.79m)

Kitchen 14'8" x 11'5" (4.46m x 3.48m)

Utility 11'3" x 6'4" (3.42m x 1.92m)

Morning Room 12'1" x 14'8" (3.69m x 4.47m)

Dining Room 12'1" x 12'0" (3.69m x 3.67m)

Garden Room 12'1" x 10'6" (3.68m x 3.20m)

WC 3'1" x 6'6" (0.94m x 1.97m)

FIRST FLOOR ACCOMMODATION

Bedroom 1 17'11" x 12'1" (5.46m x 3.69m)

En-suite Bathroom 5'7" x 6'4" (1.69m x 1.93m)



Bedroom 2 14'8" x 8'9" (4.47m x 2.67m)

Bedroom 3 14'8" x 9'0" (4.47m x 2.75m)

Bedroom 4 8'4" x 14'8" (2.54m x 4.47m)

Bedroom 5 8'10" x 12'1" (2.70m x 3.69m)

Shower Room 5'7" x 6'4" (1.70m x 1.93m)

EXTERNAL ACCOMMODATION

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the vendor 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 Move. The mention of any appliances and/or services within these sales 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 5.30pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

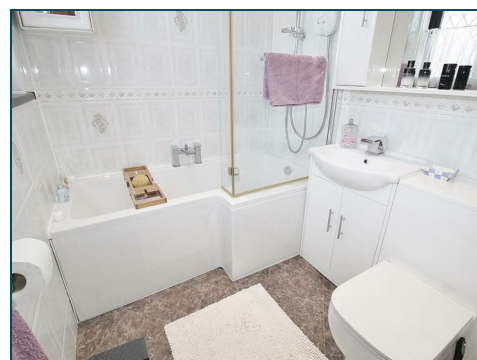
Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith 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 Move 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 Move 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. 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.

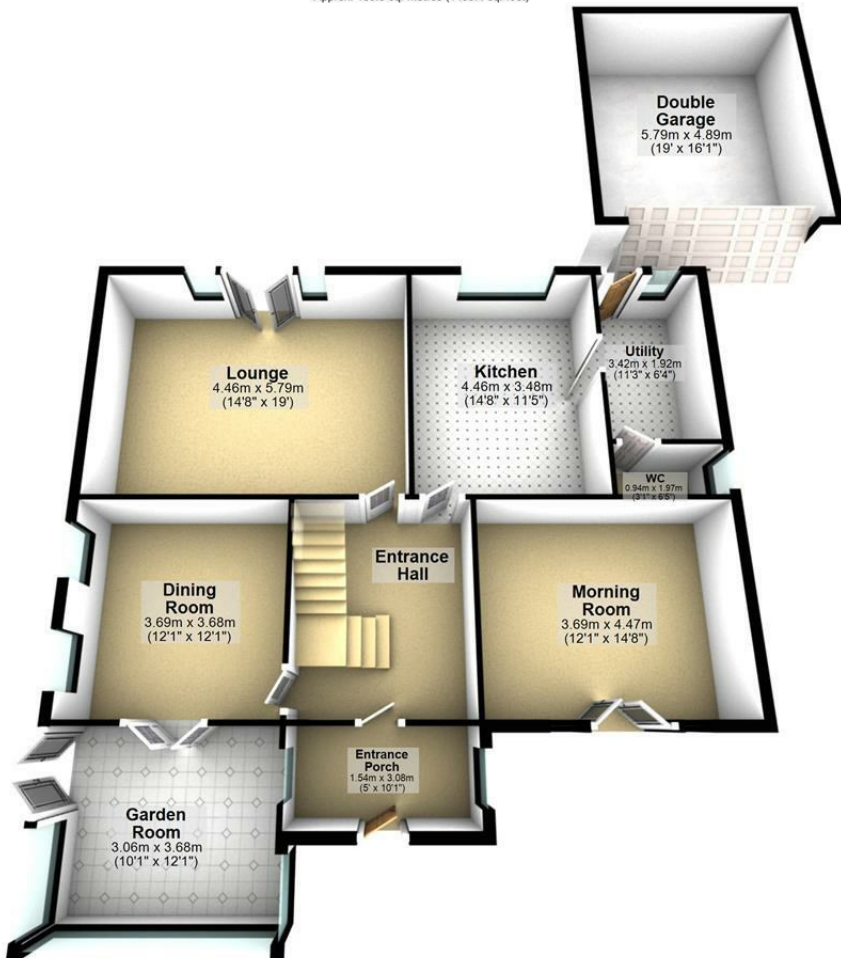
WINDOWS

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



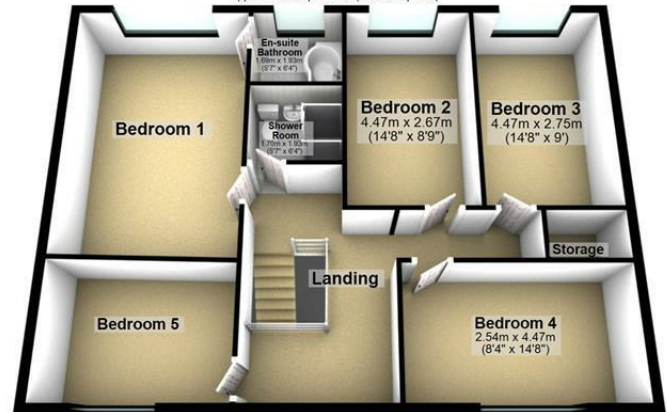
Ground Floor

Approx. 139.3 sq. metres (1499.4 sq. feet)



First Floor

Approx. 93.3 sq. metres (1004.6 sq. feet)



Total area: approx. 232.6 sq. metres (2504.0 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			
		74	81
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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