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BARFF LANE

BRAYTON, SELBY
NORTH YORKSHIRE



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just scan the QR Code or
contact me on the above
details



Barff Lane, Brayton, Selby



Discover this fantastic family home on Barff Lane, perfectly situated near the popular Brayton Barff. This property boasts state-of-the-art eco-credentials and is ideal for growing families and professional couples.

The ground floor features an entrance hall and a good-sized living room, which leads on to a spacious open-plan kitchen-diner equipped with various built-in appliances, and double doors that lead out onto the landscaped garden. There is also a cloakroom, a utility area, and access to the integral garage.

The first floor comprises of the premier bedroom, which includes an en-suite bathroom and built-in wardrobes; there is also a family bathroom and three further good sized bedrooms, and a handy storage cupboard on the landing.

To arrange a viewing, please call us on 01757 601 209, 07484 754 685 or email: simon.anley@theagencyuk.com

Don't pass up this wonderful opportunity to acquire a beautiful family house in a desirable community with impeccable ECO credentials.

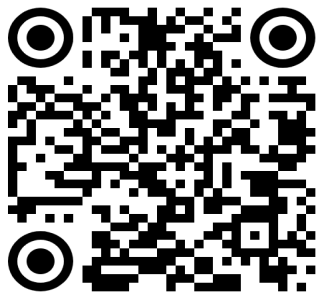
- **Four Bedroom Detached Property**
- **Builder Warranty Until Sept 2027**
- **12 x Solar Panels with 2 x Battery Storage**
- **Ample Space For Family Needs**
- **Excellent Transport Links**
- **Off-Road Parking for Multiple Vehicles**
- **Great Dog Walking**
- **Single Garage**
- **A Good Variety of Local Walks**





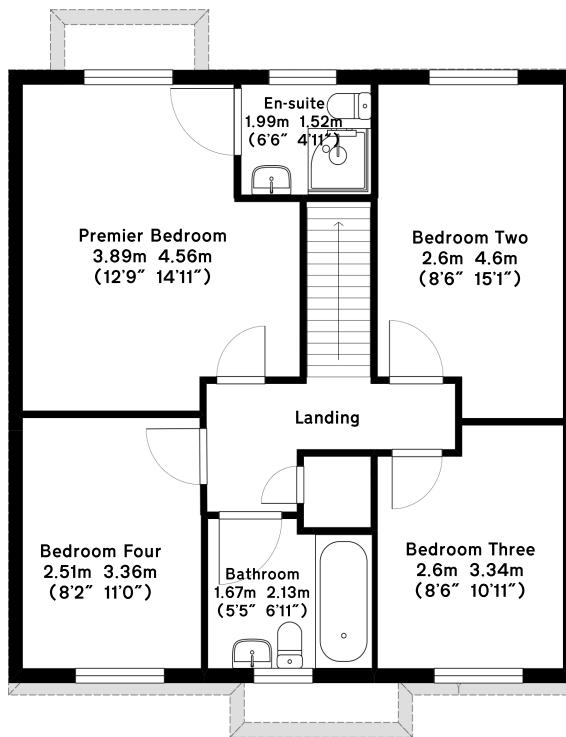
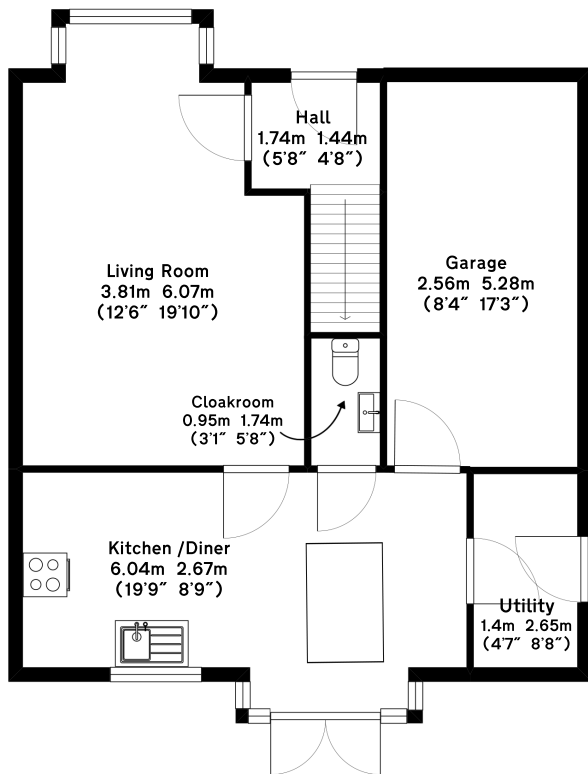


This property is a fantastic size for any growing family. It is presented to a high standard and has an EPC rating of B, which was performed before the present owners installed twelve 380W solar panels in 2023 (25-year warranty) and two 2.4kW batteries (7-year warranty) at a cost of over £11,000. Any surplus energy is sold back to the grid at 15p/kWh.



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TOTAL FLOOR AREA
111sq.m.
(1194.79sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan

Local amenities

Brayton is a small village approximately a mile to the south of Selby in North Yorkshire.

The parish includes two public houses, The Grey Horse and The Swan; the 12th-century church of St Wilfrid's; renowned butchers Dawsons; and a local scout hut that hosts various activities. The parish also has a local community centre and thriving local football teams for both boys and girls. Additionally, the local rugby club and tennis clubs are situated only a short distance away.

Brayton also has the local beauty spot, Brayton Barff, which is popular with dog walkers and is perfect for spotting wildlife, and in early spring, the bluebells are delightful.

PUBLIC TRANSPORT



NUMBER 476
NUMBER 42



SELBY TRAIN STATION
LINKS TO YORK, LEEDS, HULL
LONDON KINGS CROSS (2H 7M)

SCHOOLS



ST. MARYS PRIMARY (Good)
BRAYTON PRIMARY (Good)
BRAYTON ACADEMY (Outstanding)
SELBY HIGH SCHOOL (Good)

MAJOR ROADS



A63
A19
M62 / A1M

TENTURE TYPE: FREEHOLD

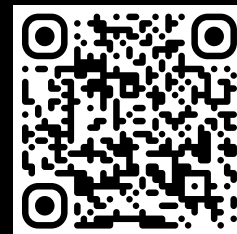
COUNCIL TAX BAND: D

EPC B (Before 12 x Solar Panels & 2 x Batteries)

LOCAL AUTHORITY:
North Yorkshire



COULD THIS BE
THE ONE?



JUST SCAN THE QR
CODE TO MAKE
AN OFFER.

Property Sold Properly



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