



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Lonsbrough Cottage, 24 Barff Lane, Brayton, Selby, YO8 9ET

# Lonsbrough Cottage, 24 Barff Lane, Brayton, Selby, YO8 9ET

Offers In Excess Of £350,000

## **DESCRIPTION**

Lonsbrough Cottage is a beautifully presented characterful property dating back to the 1750's situated within the popular village of Brayton with generous sized rooms this charming individual home briefly comprises a living room, dining room, kitchen, snug and downstairs cloakroom/w.c, To the first floor three bedrooms and a bathroom. To the front of the property there is a garden laid to lawn. Down the left hand side of the property there is a generous sized driveway (parking for 4-5 cars) that leads to the office/shed/workshop and garage which also has parking for 3 cars and could be potentially converted to an annexe subject to planning permission. To the rear of the property there is a generous sized garden with patio area, shrubs and fencing around the perimeter. Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## **LOCATION**

Brayton is located within close proximity to Selby and has bus links between Selby and Doncaster. Amenities include a Tesco Express, two public houses, a post office and a butcher. The village also plays host to a community and events Centre, while education is provided by a primary and secondary school in the village, both rated "good" by Ofsted.

## **DIRECTIONS**

From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane and the property can be identified on the right hand side by our Hunters for sale board.

## **Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; D  
EPC Rating : E

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com

# Barff Lane, Brayton, Selby, YO8

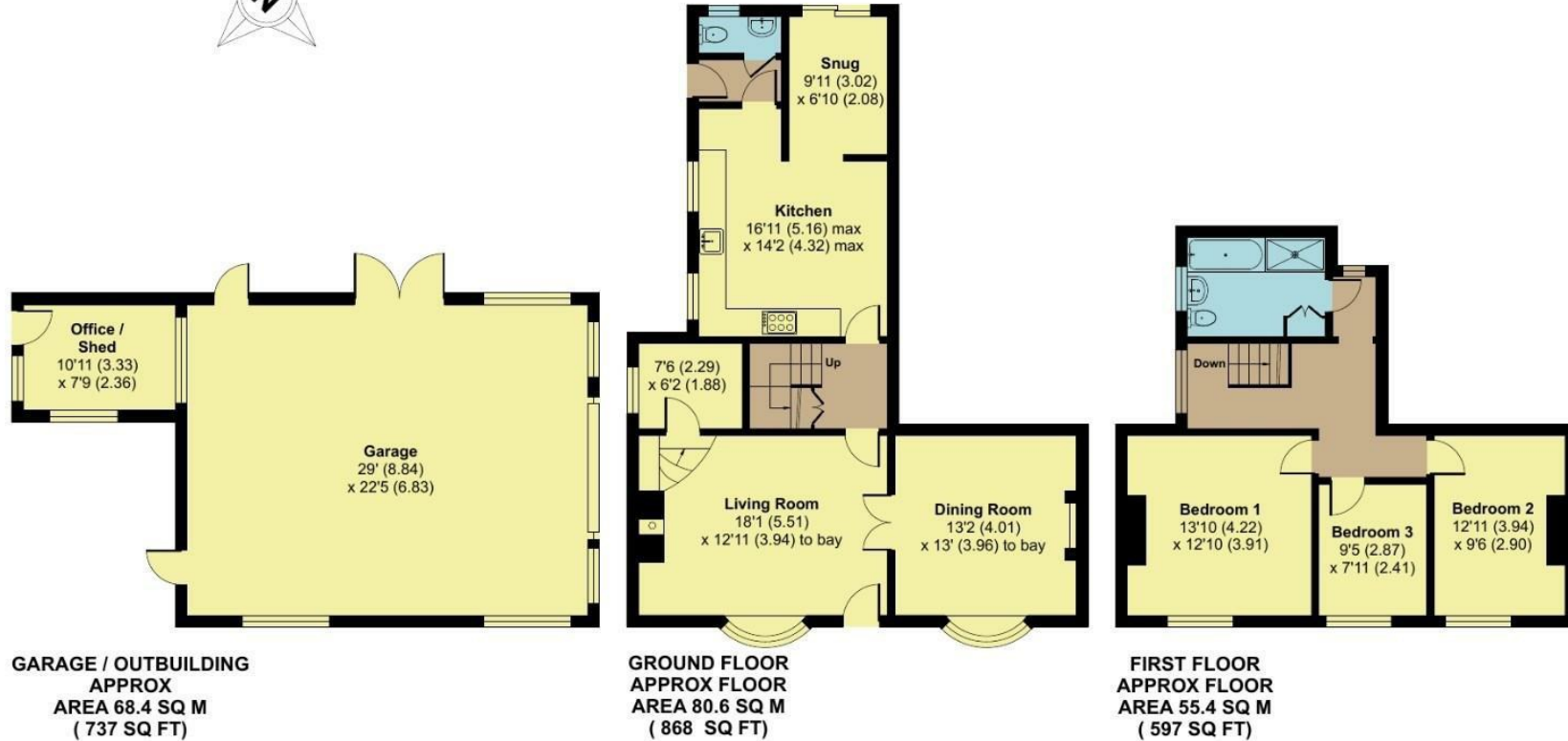
Approximate Area = 1465 sq ft / 136.1 sq m

Garage = 653 sq ft / 60.6 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 2202 sq ft / 204.5 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Hunters Property Group. REF: 1062573

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		54	82
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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