



Clay Lane, Brighton, YO8 6DH

 6  3  2  D

Asking Price  
£699,000



# Clay Lane, Brighton, Selby

## DESCRIPTION

Orchard House is an exclusive detached beautifully well presented six bedroom home situated within the popular village of Brighton with easy access to excellent commuter links. The property benefits from an oil central heating system, UPVC double glazing and comprises spacious entrance hall, cloakroom/w.c, kitchen/dining room with underfloor heating and patio doors leading into the garden, utility room, study and lounge with patio doors leading into the garden. To the first floor bedroom one and bedroom two both with en suite bathroom, four further bedrooms and a bathroom with underfloor heating. To the front of the property there is a generous driveway offering ample parking along with secure electric gates, alongside the double integrated garage with electric doors. To the rear of the property there is a decking area which is perfect for summer dining along with a garden laid to lawn shrub borders and fencing around the perimeter making the garden enclosed. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

### LOCATION

Brighton is a rural village approximately 1.5 miles from the larger village of Bubwith. Transport links: approx. 7 miles north of Howden approx. 5 miles from Howden Station - direct trains to Leeds, Hull and London. 9 miles from M62 with direct links to West Yorkshire and East to Hull, also via M18 to Doncaster and M1 and A1 South. approx. 7 miles east of Selby. approx. 14 miles south east of York. approx. 15 minutes drive to Designer Outlet at A19/A64 junction. approx. 25 minutes drive to Monks Cross on east side of York. Daily bus service from Bubwith to York (route 18/18A). There is a local primary school in the nearby village of Bubwith, feeds onto Pocklington Woldgate, Howden and Barby. Doctors surgery (sub of Holme of Spalding Moor), church, village shop (Morrisons local) and Post Office, Indian takeaway, Jug and Bottle - award winning off-licence and delicatessen, butchers, hairdressers, pub, tennis club, sports facilities, garage, Oaks Golf Club and Spa,

### DIRECTIONS

From York take the A19 towards Selby and Doncaster. Take the left turn onto the A163 in the direction of Market Weighton. Proceed through the village of North Duffield and into the village of Bubwith. Turn right at the sign to Brighton. Continue along for approx. 1.5 miles, bear left along Clay Lane within the village and the property can be identified by our Hunters Exclusive For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; F

EPC Rating : D





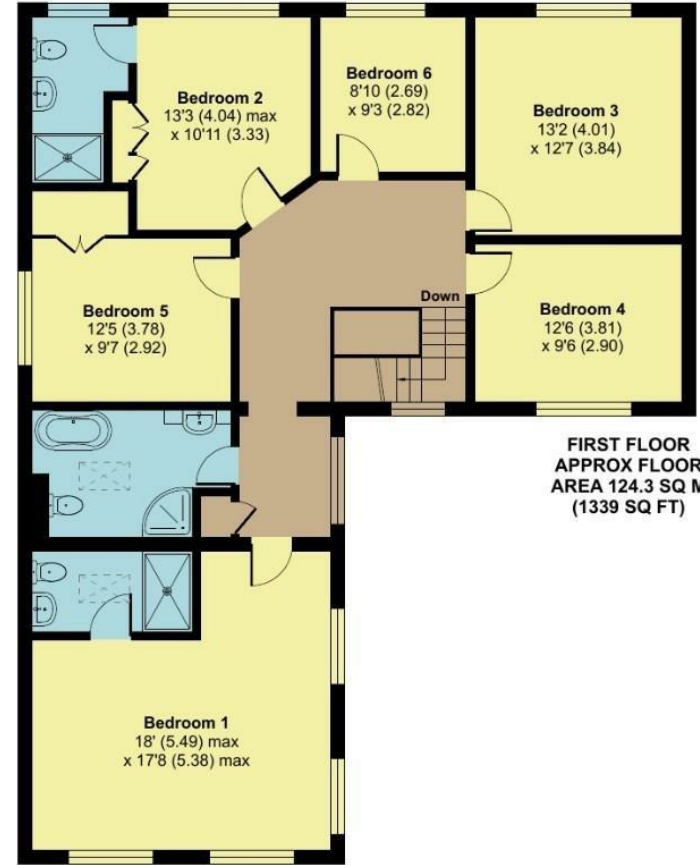
# Orchard House, Brighton, Selby, YO8

Approximate Area = 2385 sq ft / 221.5 sq

Garage = 324 sq ft / 30.1 sq m

Total = 2709 sq ft / 251.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1111582





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**23 Finkle Street, Selby, YO8 4DT | 01757 210884 | [selby@hunters.com](mailto:selby@hunters.com)**



