



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

60 Barff Lane, Brayton, Selby, YO8 9ET

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Guide Price £370,000

### **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this extremely spacious and well presented four bedroom detached home situated within the popular village of Brayton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, study, cloakroom/w.c., study, sitting room, kitchen/dining room and utility room to the ground floor. To the first floor bedroom one with en-suite, three further double bedrooms and a family bathroom. To the front of the property is a garden laid to lawn with a two parking spaces. A driveway leads down the side of the property to a garage. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeters. Viewing comes 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, hairdressers, 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**

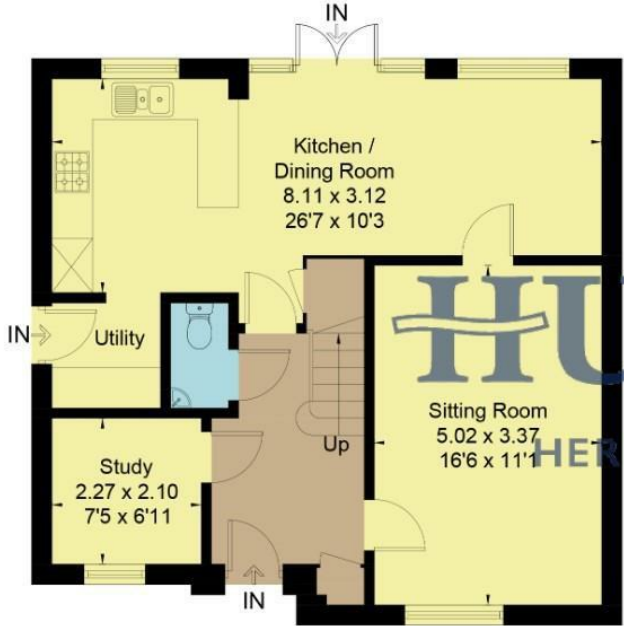
From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane, continue along this road and the property can be located on the right hand side identified by our Hunters For Sale Board.

### **Material Information - Selby**

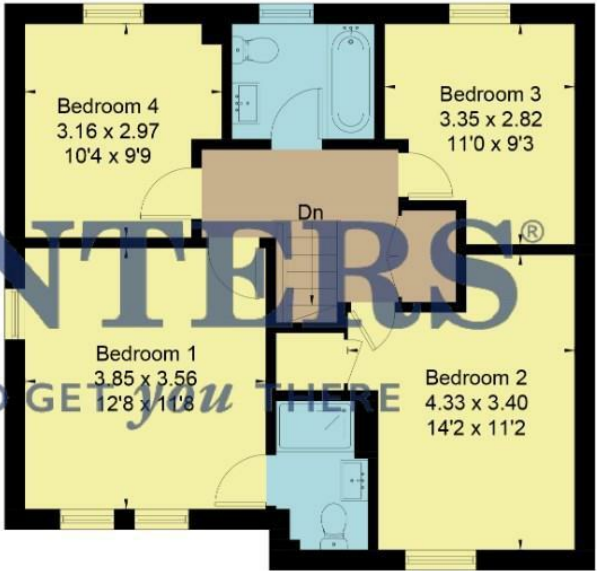
Tenure Type; Freehold  
Council Tax Banding; F  
EPC Rating : B

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selby@hunters.com | www.hunters.com

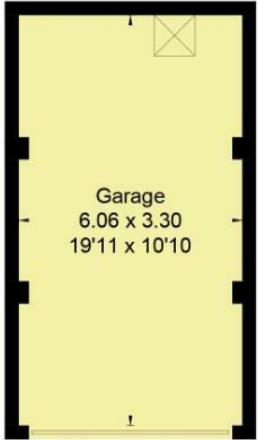
Approximate Floor Area = 121.3 sq m / 1306 sq ft  
Garage = 20.0 sq m / 215 sq ft  
Total = 141.3 sq m / 1521 sq ft



Ground Floor



First Floor



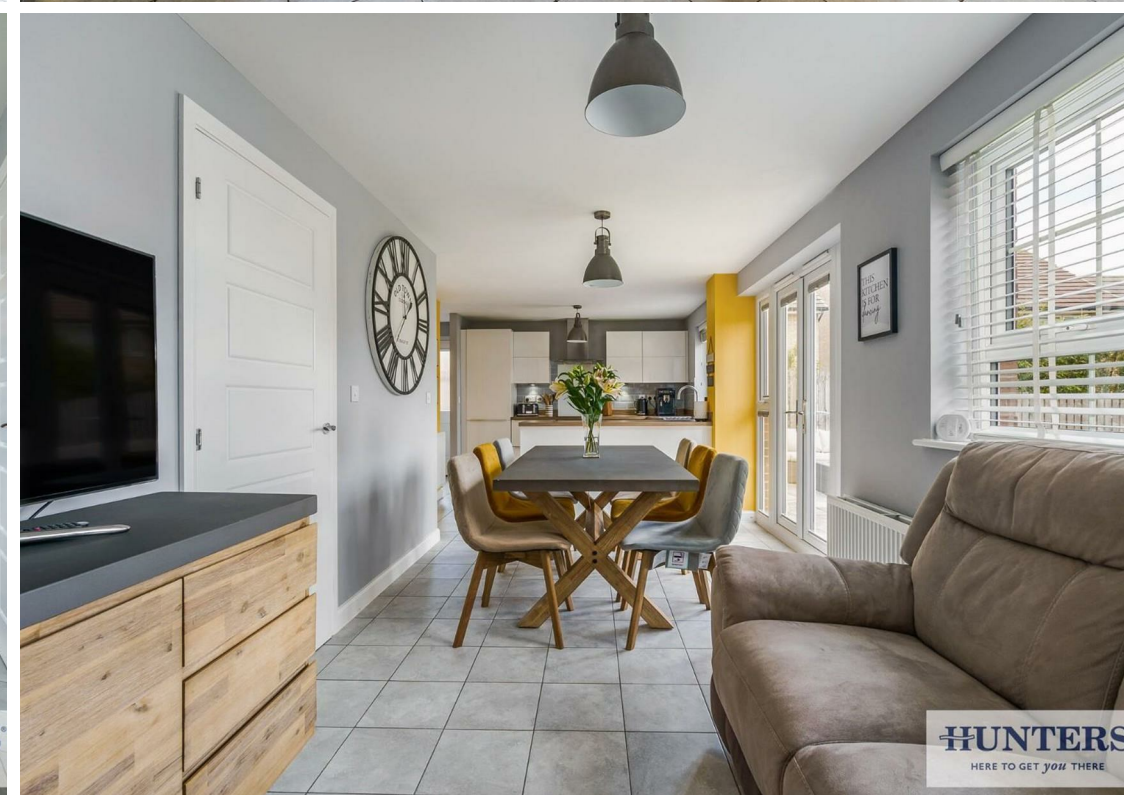
(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94881

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





















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