



HUNTERS®
HERE TO GET *you* THERE

4 Paver Drive, Brayton, Selby, YO8 9TH

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Offers Over £400,000

DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this 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 a spacious entrance hall, downstairs cloakroom/w.c., snug/dining room, living room with French doors leading into the garden and kitchen/breakfast room with central island to the ground floor. To the first floor bedroom one has en-suite bathroom with built in wardrobes, Bedroom two with en-suite and built in wardrobes, bedroom three also has built in wardrobes then onto bedroom four and a family bathroom. To the front of the property there is a driveway with parking for three cars that leads to an integral single garage along with a garden laid to lawn. To the rear of the property there is a paved patio area along with a garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate this property on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Brayton is a much sought after village situated on the A19 approximately two miles South of the market town of Selby, approximately fifteen miles from York city centre and approximately twenty three miles east of Leeds. Local amenities include a petrol station/express supermarket, post office, village school and secondary school and is serviced by public transport. Selby Golf Club is located in Brayton approximately three miles from Selby town centre.

DIRECTIONS

From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton take the right turning into Foxhill Lane and then left into Moat Way, continue along and turn left onto Paver Drive where the property can be identified.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : C

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Approximate Floor Area = 127.3 sq m / 1370 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 140.7 sq m / 1514 sq ft



Ground Floor



First Floor

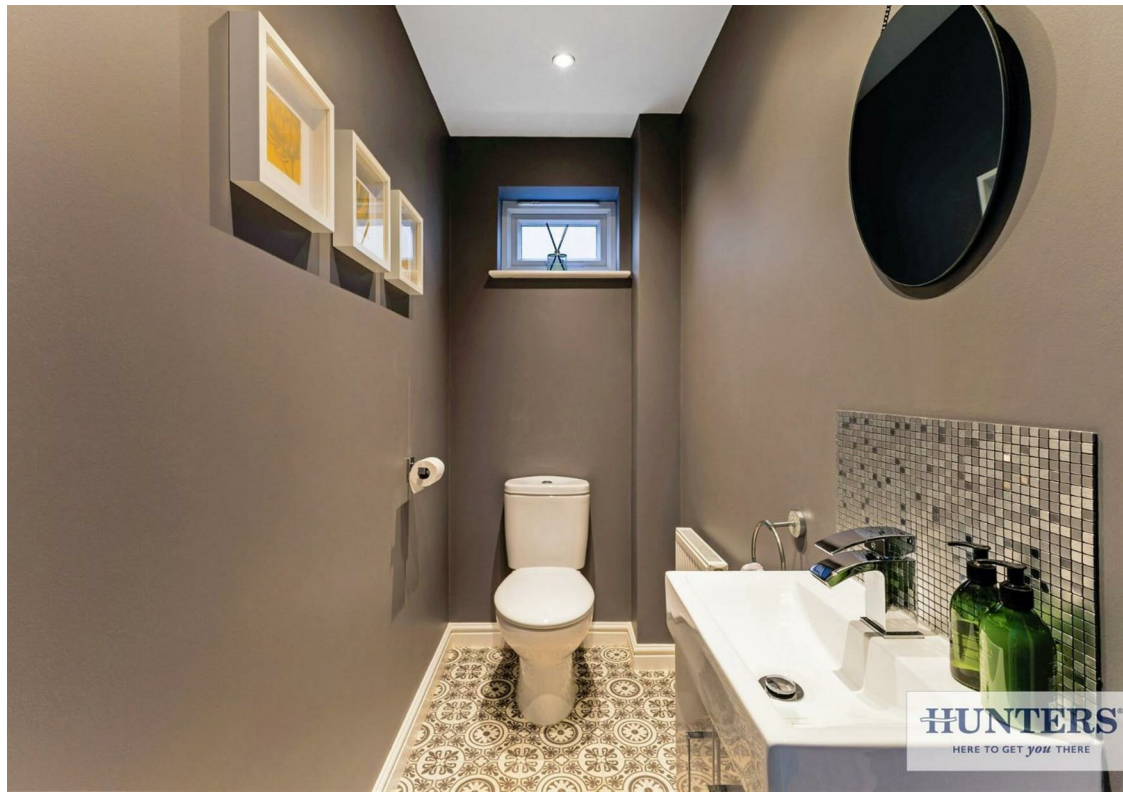


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97476

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		
	73	83
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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