



HUNTERS[®]
HERE TO GET *you* THERE

6 Maple Grove, Brayton, Selby, YO8 9QU

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Asking Price £365,000

DESCRIPTION

Hunters Selby are delighted to be able to offer for sale this well presented four bedroom detached house 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, cloakroom/w.c, lounge, dining room, kitchen, utility room to the ground floor. To the first floor bedroom one has en-suite bathroom, three bedrooms and a family bathroom. To the front of the property there is a driveway leading to a garage with parking for several vehicles. To the rear of the property there is patio area with a garden laid to lawn, shrub borders 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, continue on Doncaster Road then turn right onto Mill Lane. Turn right onto Ashtree Drive then turn left onto Maple Grove where the property can be identified.

Material Information - Selby

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

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Approximate Area = 1312 sq ft / 121.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1382658

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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	78
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		
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England & Wales	EU Directive 2002/91/EC	









