


property details **approval form**

8 Meadow Croft, Brayton, Selby, North Yorkshire, England, YO8 9EJ

Date: 12 May 2025

Property Ref and Version: SEL108517 - 0001



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£320,000

Tenure: Freehold

>> **key features**

- > Detached House.
- > Built in 1860.
- > Four Double Bedrooms.
- > Garage And Driveway.
- > Multiple Reception Rooms.
- > EPC Rating: D

>> **short description**

Detached Brayton home, built in 1860, extended in 2006. Spacious living, gas fireplace, French doors, chimney breast.

Kitchen with garage access, four double bedrooms, loft access, freestanding bath.

Decking, lawn, fenced garden, and garage with electricity. Great renovation opportunity!

>> **long description**

This charming detached house in Brayton blends history with modern potential. Built in 1860 and extended in 2006, it offers spacious living areas, including a lounge with a gas fireplace, a dining room with French doors, and a second reception room with a chimney breast.

The kitchen features wall and base units, an oven and hob, plus direct garage access. Upstairs, four double bedrooms provide comfort, with loft access and ample storage throughout. The bathroom boasts a freestanding bath and a shower cubicle.

Outside, enjoy a decking area, lawn, and fenced garden, plus a garage with electricity and rear access. An exciting renovation opportunity, perfect for buyers seeking character and space.

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>> **directions**

>> **Agent Note**

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>> room description

Cloakroom

The cloakroom has a toilet, wooden flooring, a sink and an extractor fan.

Lounge

13' 1" x 13' (3.99m x 3.96m)

In the lounge is a gas fireplace, a window and door to the front of the property, carpet flooring and a radiator.

Dining Room

8' 1" x 8' 1" (2.46m x 2.46m)

The dining room has wooden flooring, storage cupboards and french doors to the rear of the property.

Reception Room Two

13' x 7' 9" (3.96m x 2.36m)

The second reception room has wooden flooring, a radiator, a window to the front and a chimney breast.

Kitchen

15' 2" x 12' 11" (4.62m x 3.94m)

In the kitchen is a radiator, wall and base units, a sink and drainer, an oven and hob, an extractor fan and a door to the garage.

Landing

On the landing is boarded loft access, storage cupboards, carpet flooring and a window to the side.

First Bedroom

13' 1" x 9' 8" (3.99m x 2.95m)

In the first bedroom there is space for a double bed, carpet flooring, a radiator, a window to the front and built in wardrobes.

Second Bedroom

12' 6" x 8' 8" (3.81m x 2.64m)

In the second bedroom is a window to the rear, wooden flooring, boarded loft access and a radiator.

Third Bedroom

11' 9" x 9' 3" (3.58m x 2.82m)

In the third bedroom is carpet flooring, a radiator and a window to the front of the property.

Fourth Bedroom

12' 11" x 9' 2" (3.94m x 2.79m)

The fourth bedroom has carpet flooring, a radiator and a window to the front.

Bathroom

9' 2" x 8' 7" (2.79m x 2.62m)

In the bathroom is a freestanding bath, a shower cubicle, a toilet, tiled flooring, a radiator and an extractor fan.

Your William H Brown office: 52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET

T 01757 210040 **E** Selby@williamhbrown.co.uk

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>> **room description**

Rear Garden

The rear garden has a decking area, a fence along the side and a lawn area.

Garage

The garage has electricity, an up over door and a single door to the rear garden.

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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Caroline Azevedo		
Nicolle Barratt Amg Ltd (Guildford)		