



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

**CHARNWOOD, BRAYTON LANE, BRAYTON, YO8 9DZ
ASKING PRICE OF £550,000**





SITUATION

From Selby take the A19 into the Village of Brayton. On reaching the traffic lights in the centre of the Village turn left into Brayton Lane, where the property will be found on the right handside.

THE PROPERTY

This consists of a spacious Detached Residence standing in extensive mature grounds overlooking the Village Green in a much sought after location in the centre of the popular Village of Brayton which is within 2 Miles of the bustling Market Town of Selby and ideally placed for York, Leeds and J34 of the M62 Motorway. The extremely well presented accommodation comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC framed front door, quarry tiled floor and oak door leading to:

SPACIOUS HALLWAY

Nightstore heater, understairs cupboard and spindled staircase to the first floor.



CLOAKROOM

White suite comprising low flush WC and corner washbasin with tiled splash back.

LOUNGE 17' 6" x 13' 0" (5.33m x 3.96m)

Tiled fireplace, electric radiator, wall lights and patio doors to the rear garden.

DINING ROOM 17' 0" x 12' 0" (5.18m x 3.66m)

Tiled fireplace with mahogany surround and tiled hearth housing electric fire. Bay window to front and serving hatch from the kitchen.



KITCHEN 11' 9" x 11' 0" (3.58m x 3.35m)

Extensive range of units comprising sink unit, base units with worktops, drawer unit, wall cupboards, larder unit and breakfast bar. Built in NEFF Double Oven and AEG ceramic hob with extractor over. Plumbing for auto washer. Electric radiator, part ceramic tiled walls and serving hatch to Dining Room. UPVC door to side.

PANTRY

Shelves and quarry tiled floor.

REAR PORCH

Leading to integral Store.



FIRST FLOOR

GALLERIED LANDING

This is approached via the spindled staircase from the Hallway and opening from the Galleried Landing are:

MASTER BEDROOM 17' 6" x 13' 0" (5.33m x 3.96m)

Range of built in wardrobes, and electric heater.

FRONT BEDROOM 15' 9" x 12' 0" (4.8m x 3.66m)

Range of built in wardrobes, cupboards, drawers and dressing table. Electric radiator.



REAR BEDROOM 12' 6" x 8' 9" (3.81m x 2.67m)

Range of built in wardrobes, drawers and dressing table. Electric radiator.

SHOWER ROOM

White suite comprising walk in shower and vanity washbasin. Heated towel rail, ceramic tiled walls and floor, and airing cupboard housing cylinder.

SEPERATE TOILET

Coloured low flush WC.



TO THE OUTSIDE

Brick & tiled GARAGE 28' 6" x 9' 6" with electric roller doors to front, personal door to side, power laid on and driveway from Brayton Lane.

The property stands in extensive mature lawned gardens.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is background heating from Electric radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band F, which is payable to the North Yorkshire Council.

RESTRICTIVE COVENANTS

It should be noted that there is a Restrictive Covenant in connection with the Sale of Charnwood which limits the development of the site to a single private dwelling with the usual Outhouses, Garage, Garden and Tool Shed.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.





ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





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