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# 4 Catton Way

Brayton  
YO8 9TG

Offers in the region of  
£375,000



- MODERN DETACHED HOUSE
- FOUR BEDROOMS, THREE OF WHICH ARE DOUBLES
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- KITCHEN FITTED LESS THAN TWO YEARS AGO WITH INTEGRATED APPLIANCES
- TWO - EN-SUITES AND SEPARATE SHOWER ROOM
- TWO RECEPTIONS ROOMS
- LARGE CONSERVATORY
- LANDSCAPED GARDENS
- ON THE EDGE OF A POPULAR VILLAGE LOCATION
- EPCC





Welcome to Catton Way, Brayton, Selby - a charming location for this stunning detached house that boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across a generous 1,648 sq ft of living space. As you step inside, you'll be greeted by a well-presented interior that exudes space and style. The kitchen, fitted less than 2 years ago, is a highlight, featuring integrated appliances ensuring a modern and efficient cooking experience for the new owners. One of the standout features of this property is the large conservatory, offering a perfect spot to relax and unwind while enjoying views of the outdoors all year round. With two en-suites and a separate shower room, convenience and comfort are prioritised in this home, making it ideal for families or those who love to entertain guests.

UPVC entrance door leading into:-

#### Entrance Hall

With stairs off to the first floor. Radiator.

#### Downstairs Cloakroom

Having a white suite comprising wc and wash hand basin. Radiator. Window to the side elevation.

#### Living Room

5.72m x 3.41m (18'9" x 11'2")

Having a large bow window to the front elevation. Radiator. Double doors into the:-

#### Dining Room

3.61m x 2.17m (11'10" x 7'1")

Having two double doors into the conservatory.

#### Kitchen/Diner

3.87m x 4.74m (12'8" x 15'7")

Fitted less than two years ago the kitchen has a good range of modern white gloss fronted units. Granite work surfaces incorporating a single drainer sink unit with mixer tap over which also provides instant hot water. Integrated double electric oven, microwave, induction hob and extractor over. Integrated washing machine, dishwasher and fridge freezer. The dining area has a breakfast bar, tall feature radiator and a door leading to the conservatory. Window to the rear elevation.

#### Conservatory

4.15m x 3.7m (13'7" x 12'1")

A large conservatory with a glass roof giving a real feeling of bringing the outside in. Power connected. French doors leading onto the patio area and garden beyond.

#### Landing

With doors off and a window to the side elevation. Radiator.

#### Bedroom 1

4.72m x 3.73m max (15'5" x 12'2" max)

Being of a double size and having three windows to the front elevation. Storage cupboards and a radiator.

#### En-suite Shower

Being fully tiled and having a white suite comprising shower, wc and wash hand basin. With a window to the front elevation and a radiator.



**Bedroom 2**

3.93m x 2.59m (12'11" x 8'6")

Being of double size and having a window to the rear elevation and a radiator.

**En-Suite Wetroom**

Being fully tiled and having a wash hand basin inset into a vanity unit, wc and shower area. With a window to the side elevation.

**Bedroom 3**

3.17m x 2.65m (10'5" x 8'8")

Being of double size with a window to the rear elevation and a radiator.

**Bedroom 4**

3.17m x 2.03m (10'5" x 6'8")

Having a window to the rear elevation and a radiator.

**Shower Room**

2.68m x 1.8m (8'9" x 5'10")

Being fully tiled with a large walk in shower with rainfall head, wash hand basin atop a vanity unit and a wc. Chrome style towel rail/radiator and a window to the side elevation.

**Garage**

Having an up and over door and light and power connected.

**Outside**

To the front is a neat lawned area with a driveway to the side providing off road parking. A gate to the other side gives access to the rear garden. This is laid mainly to lawn with mature shrubs and has a indian stone paving patio area.

**Utilities**

Mains Electric

Mains Gas

Mains Water (metered) and Mains Sewerage

Broadband FTTP - Ultrafast

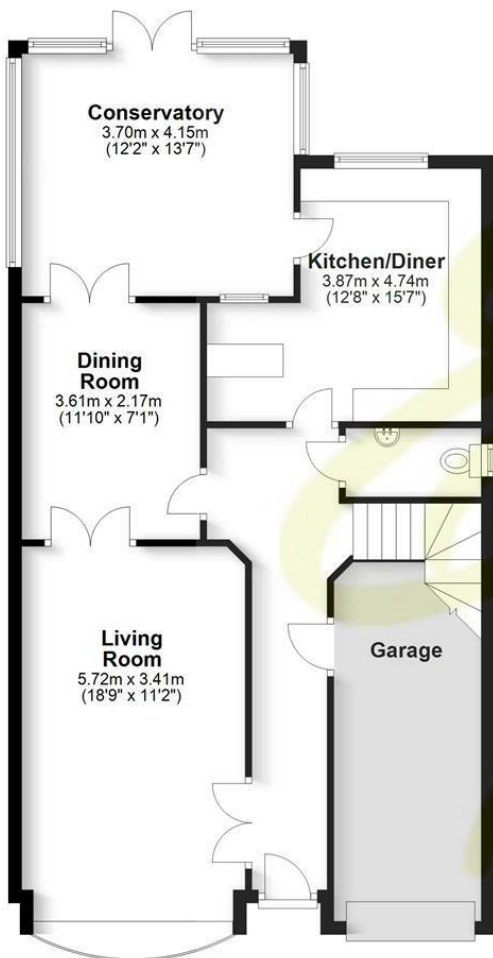
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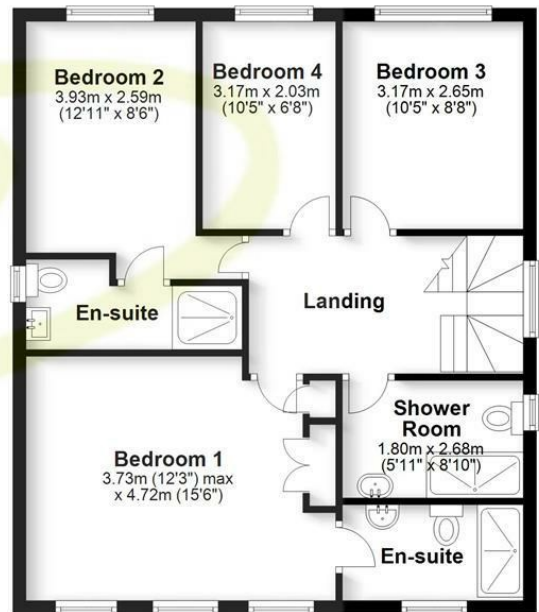
### Ground Floor

Approx. 87.6 sq. metres (943.3 sq. feet)



### First Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



Total area: approx. 153.1 sq. metres (1648.3 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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