



Elmhirst
Parker
Estate Agents & Solicitors



59 Old Farm Way

Brayton
YO8 9SZ

Offers in the region of
£260,000



- LINK DETACHED HOUSE
- FOUR BEDROOMS, THREE OF WHICH ARE DOUBLE
- DOWNSTAIRS BEDROOM WITH EN-SUITE WET ROOM
- MODERN KITCHEN
- GOOD DEGREE OF PRIVACY TO THE REAR GARDEN
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN





Nestled in the charming village of Brayton, this delightful link detached house on Old Farm Way offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle in a sought-after area. The property boasts a good sized living room, providing ample space for relaxation and a modern kitchen. The heart of the home is complemented by four well-proportioned bedrooms, including a convenient downstairs bedroom featuring an en suite wet room, ideal for guests or those seeking single-level living. Outside are low maintenance gardens with the rear garden having a good degree of privacy. This property offers a unique opportunity to enjoy village life in a well-appointed setting.

Entrance Lobby

With composite entrance door and stairs off to the first floor.

Living Room

4.86m x 3.65m max (15'11" x 11'11" max)

Having a feature fireplace with marble effect back and hearth housing an electric fire. With a window to the front elevation and a radiator.

Kitchen

3.65m x 2.86m (11'11" x 9'4")

Having a range of light oak base and wall units with complimentary work surfaces incorporating a stainless steel sink with mixer tap over. Integrated electric oven with hob and extractor over. Plumbing for washing machine and venting for tumble dryer. With a window and door to the rear elevation.

Bedroom 4

4.16m x 2.51m (13'8" x 8'3")

Having a window to the front elevation and a radiator. Door leading into:-

En-Suite Wet Room

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

Landing

With doors off.

Bedroom 1

5.18m x 2.52m (17'0" x 8'3")

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



Bedroom 2

3.68m x 3.04m (12'0" x 9'11")

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

Bedroom 3

2.7m x 2.6m (8'10" x 8'6")

Having a window to the front elevation and a radiator.

Bathroom

2.1m x 1.71m (6'10" x 5'7")

Being part tiled and having a white suite comprising panelled bath with hand held shower, wash hand basin and a wc. With a window to the side elevation.

Outside

To the front is a small lawned area with mature shrubs and a driveway to the side providing off road parking. The rear is laid to lawn with a paved patio area and further mature shrubs. Garden shed.

Utilities

Mains Electric

Mains Gas

Mains Water (metered)

Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)





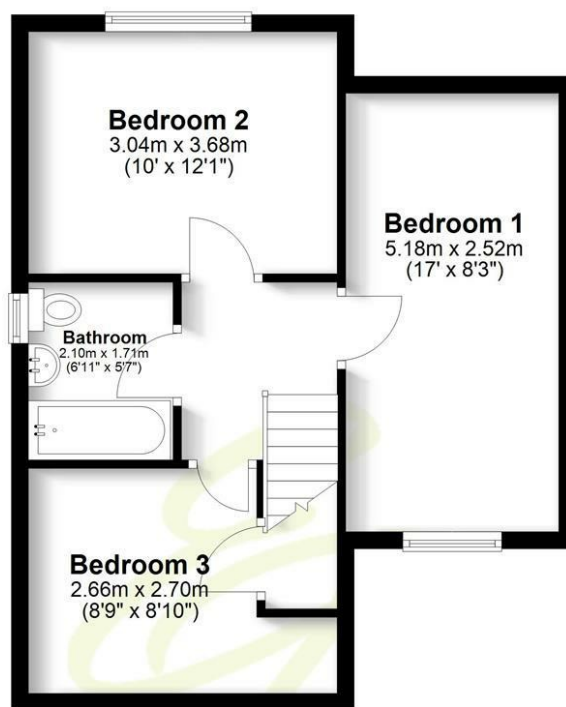
Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 86.6 sq. metres (932.1 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		81
(69-80) C	68	
(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	

T: 01757 293620

E: eproperty@elmhirstparker.com

W: estateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

