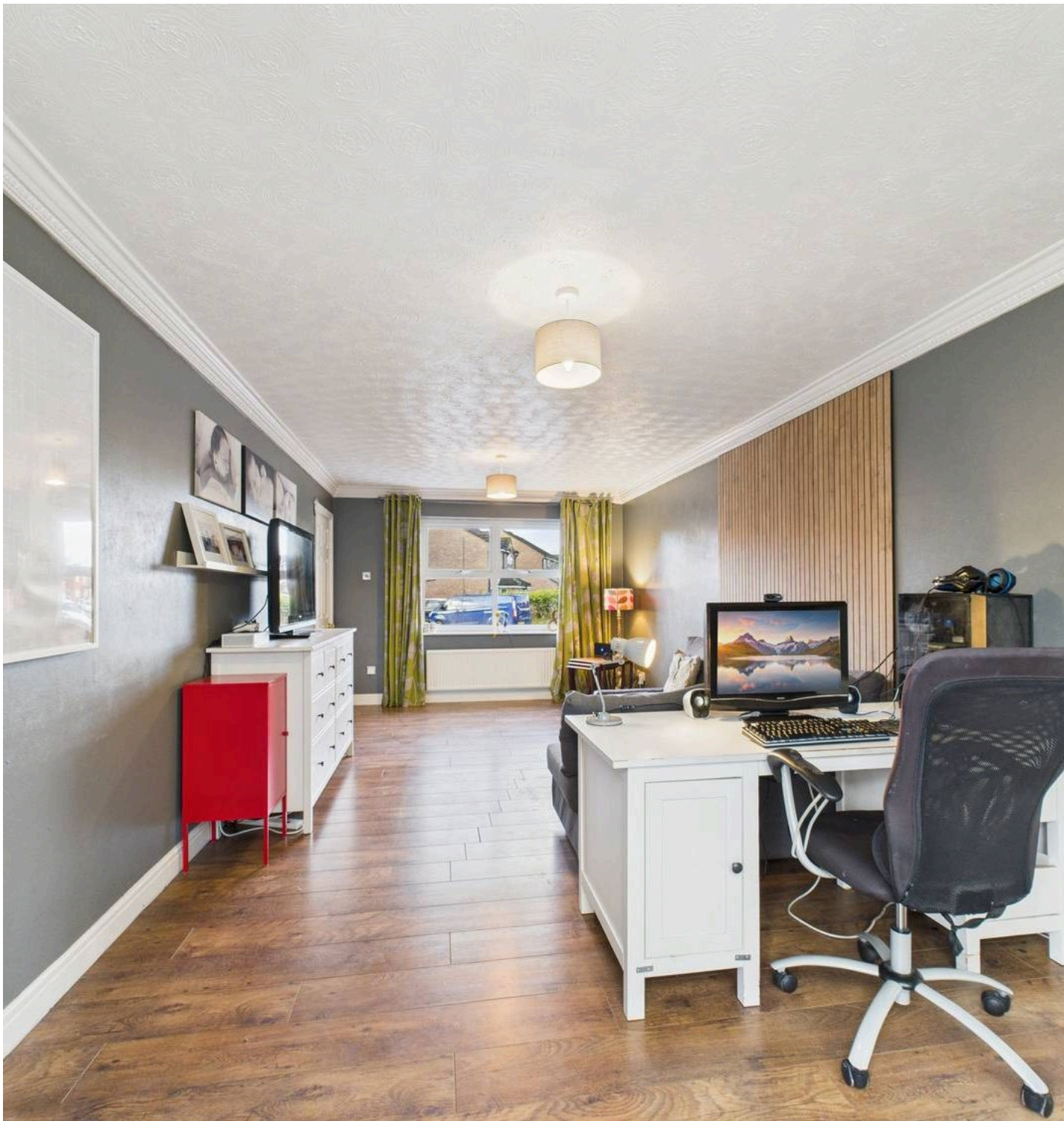




Old Farm Way, Brayton – YO8 9SZ
Offers in the region of £365,000



Old Farm Way

Brayton, Selby, YO8 9SZ

- Four Bedroomed Detached House
- South-East Facing Rear Garden
- Detached Double Garage and Driveway Parking
- 128 Sq. M/ 1384 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity Supply.
- Mains Water Supply. Mains Drainage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D' (65)
- Council Tax Band 'E'



Welcome to Old Farm Way, Brayton. This Four bedroomed, detached Family house is well presented with a large South-East facing rear garden and detached double garage!

As you walk in through the front door you are greeted with an inner hall way leading to the generous ground floor accommodation. To the left of the hall is the spacious lounge with large window at the front and conservatory to the rear ensuring lots of natural light into this room. The conservatory provides further ground floor space and looks out into the side and rear gardens.

Back in the hall and to the right is the separate dining room another good size room with space for family dining table but could also make a good office it could also be opened up by removing the wall between the dining room and kitchen.

The kitchen is perfect for the keen cook with plenty of work surfaces and cupboard space there – there is also room for a table for informal dining. There is a separate utility room next to the kitchen with rear door out into the garden. There is also a ground floor w.c/cloak under the stairs.

Upstairs, you will find the Principal Bedroom to the front of the property with fitted wardrobes and useful over stairs storage cupboard. The recently finished en-suite shower room with gold and marble effect boasts shower, close coupled W.C. and pedestal wash hand basin. It really is a striking en-suite room.

There are a two further 'double' bedrooms and good size single bedroom.

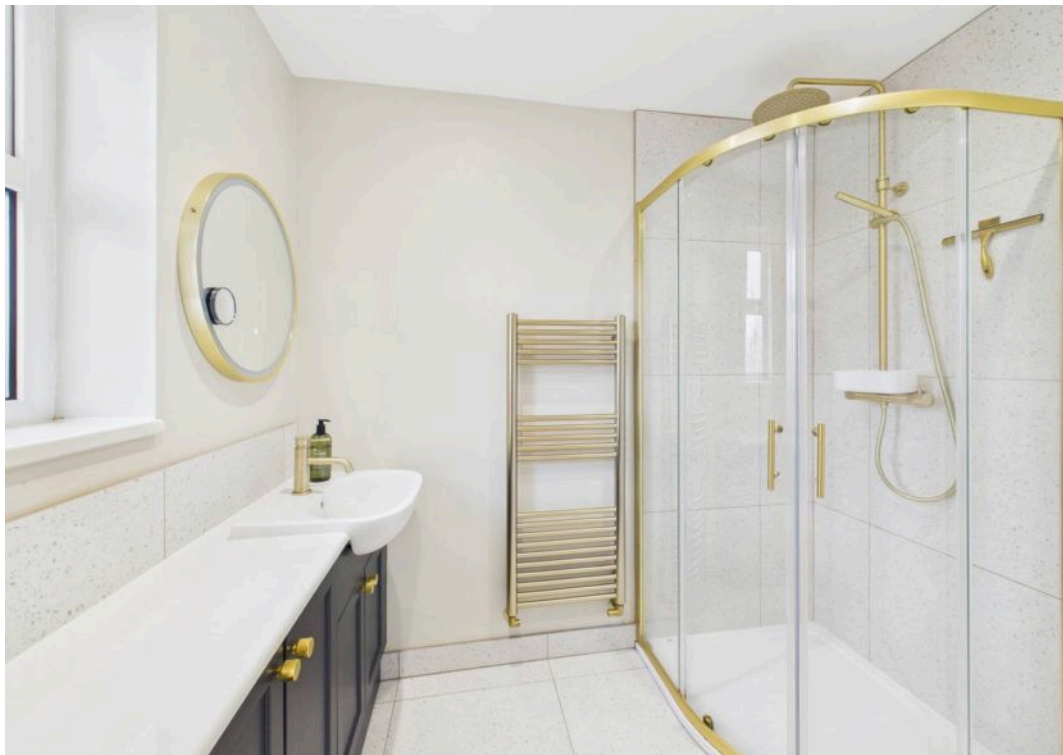
The Family Bathroom has a panel bath, pedestal wash hand basin and W.C. Partially tiled walls and floor, window to the rear elevation and an extractor fan.

Outside: To the front of the property is a generous, double width driveway with access to the detached double garage.

At the rear of the property is a good sized, private, South East facing garden, which is mainly laid to lawn, with patio area, perfect for entertaining and eating alfresco.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

155.4 m²

1671 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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