



**Brayton Lane, Brayton, YO8 9DZ**

Offers Over **£450,000**





## Brayton Lane,

Brayton, Selby, YO8 9DZ

- Spacious Four Bed Detached Family House
- No Onward Chain
- Double Garage and Driveway Parking for Several Vehicles
- 155 Sq. M/ 1674 Sq. Ft.
- Secure South Facing Rear Garden
- Mains Electricity. Gas Central Heating.
- Mains Water Supply. Mains Drainage.
- Brick Built Construction.
- EPC Rating 'D' (62)
- Council Tax Band 'E'



This is the first time this impressive four bed detached Village family home with South facing garden has been offered for sale. Having been a fabulous home for our current vendor growing up now is the time for another family to enjoy this house.

As you walk through the shrub lined private entrance the driveway opens up to allow parking for several vehicles and access to the double garage and front entrance porch. Stepping in through the entrance porch you are greeted by a large hallway providing access to all of the downstairs accommodation. The ground floor w.c is opposite the front door and is a good size with toilet and handwashing facilities. The kitchen is next which features plenty of both storage cupboards and work surface space ensuring the keenest of cooks or gadget lovers have a multitude of options. There is a built in oven and electric hob. There is also a breakfast bar for informal eating. The kitchen provides access to the utility room with further storage space, space for fridge/freezer and sink. There is a side door allowing access down the side of the house to both the front and rear.

The separate dining room is located next to the kitchen for ease but could be knocked through in the future to create a delightful dining kitchen. There is useful storage under the stairs as we move into the large living room with large window to the front aspect and sliding doors into the conservatory to the rear providing views into the garden. There is a feature fireplace in the living room.

The conservatory is another impressive space where the owners would enjoy meals or simply relaxing looking out into the garden. The conservatory provides access into the rear garden.

Upstairs the impressive galleried landing provides access to the four bedrooms and main bathroom. The master bedroom and bedrooms two and three all look out over the rear garden and field view beyond. These are all double bedrooms. The master bedroom also has a shower room en-suite. The smaller fourth bedroom would make a lovely single bedroom or office. The main bathroom features corner bath with shower/taps, toilet and sink/storage. The bathroom also has an airing cupboard.

Externally the rear garden is South facing, low maintenance and tree lined providing privacy. The garden is not overlooked and features patio and mature borders planted with shrubs.

The double garage has power and lighting.

#### **PLEASE NOTE**

- This property has a Tree Preservation Order on a Sycamore tree located at the front of the property. This tree is part of several TPOs located along Brayton Lane and in the surrounding properties front and back gardens.

#### **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

#### **We advise all prospective purchasers to:**

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

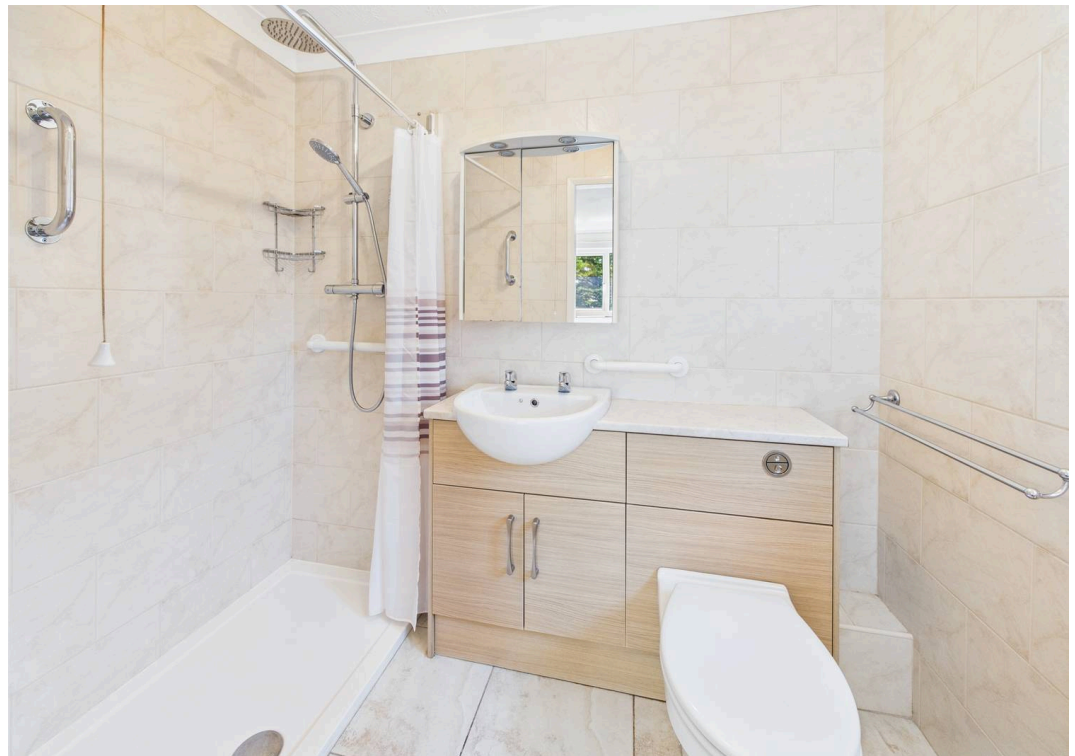
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955



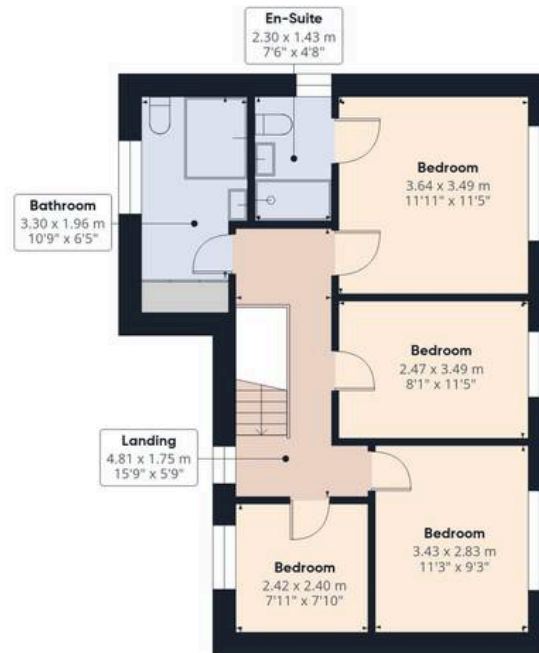








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

155.5 m<sup>2</sup>

1674 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



**JP Harll**

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