



HUNTERS[®]
HERE TO GET *you* THERE

33 Barff Lane, Brayton, Selby, YO8 9ET

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Offers In The Region Of £165,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this four bedroom mid terrace home situated within the popular village of Brayton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, dining room, kitchen/dining room and conservatory to the ground floor. To the first floor there are four bedrooms and a family bathroom. To the front of the property there is driveway with parking for several vehicles. To the rear of the property there is a low maintenance garden with store and fencing around the perimeters. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Brayton is located within close proximity to Selby, and has bus links between Selby and Doncaster. Amenities include a Tesco Express, two public houses, hairdressers, a post office and a butcher. The village also plays host to a community and events centre, while education is provided by a primary and secondary school in the village, both rated "good" by Ofsted.

DIRECTIONS

From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane, continue along this road and the property can be located on the right left hand side identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C

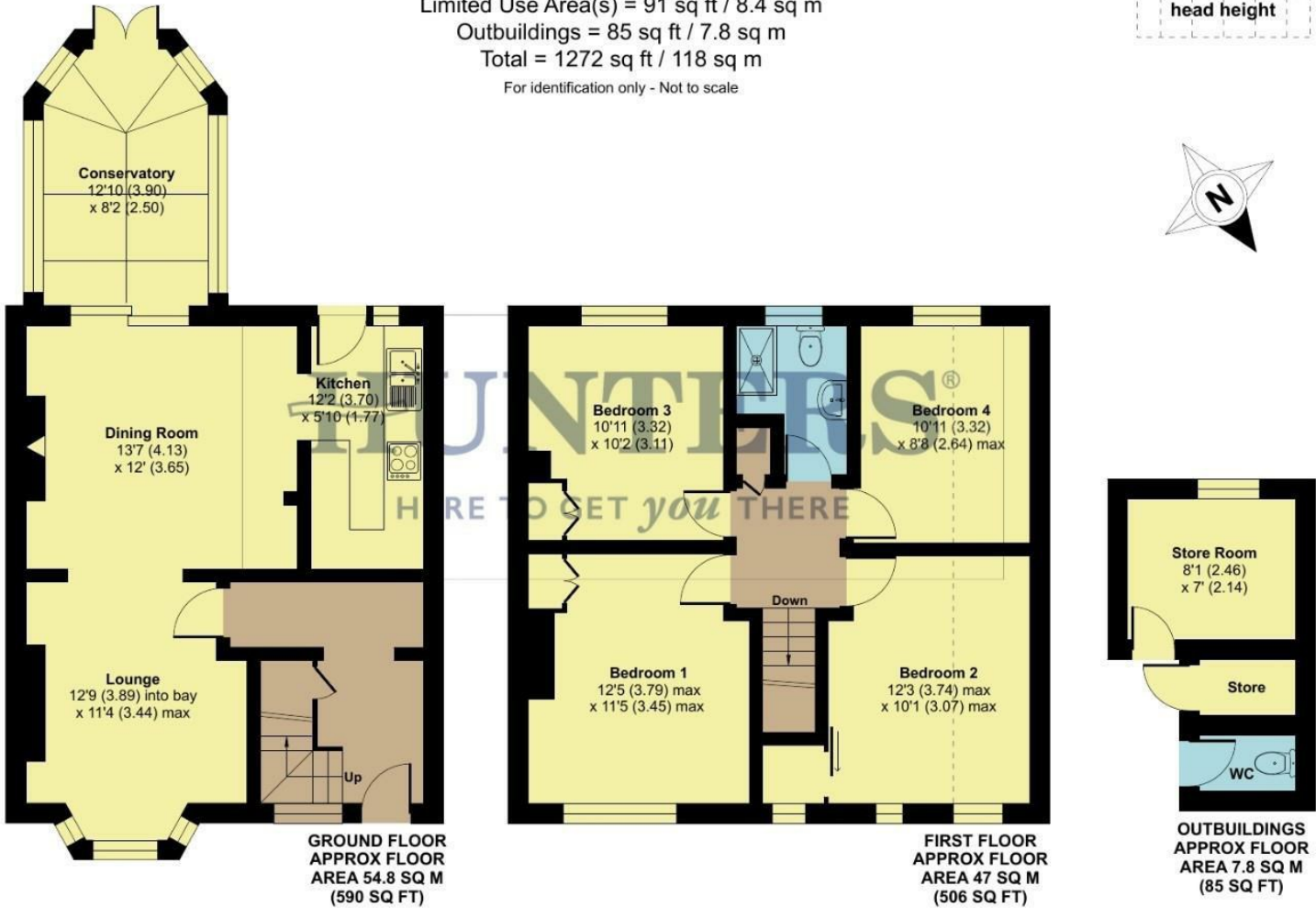
This property also has a flying freehold.

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Barff Lane, Brayton, Selby, YO8

Approximate Area = 1096 sq ft / 101.8 sq m
Limited Use Area(s) = 91 sq ft / 8.4 sq m
Outbuildings = 85 sq ft / 7.8 sq m
Total = 1272 sq ft / 118 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hunters Property Group. REF: 1355988



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC









