



**HUNTERS**<sup>®</sup>  
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66 Greenacres Crescent, Brayton, Selby, YO8 9EY

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# 66 Greenacres Crescent, Brayton, Selby, YO8 9EY

## Asking Price £230,000

### **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this beautifully presented two bed semi detached bungalow 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, kitchen/ dining room, two bedrooms and a bathroom. To the front of the property there is a driveway leading to a garage with carport, parking for several vehicles and graveled area. To the rear of the property there is a paved patio area with graveled area and fencing around the perimeter. Viewing 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. Amenities include a Tesco Express, two public houses 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. Turn right onto Greenacres Crescent then take the first left to stay on Greenacres Crescent where the property is located on the left hand side.

### **Material Information - Selby**

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

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Approximate Area = 670 sq ft / 62.2 sq m

Garage = 158 sq ft / 14.6 sq m

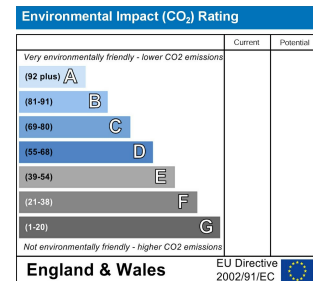
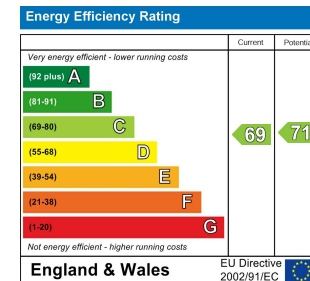
Total = 828 sq ft / 76.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), Produced for Hunters Property Group. REF: 1466684

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