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PAVER DRIVE

BRAYTON
YO8 9TH

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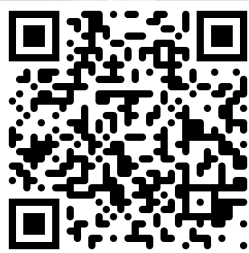
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PAVER DRIVE, BRAYTON, SELBY, YO8 9TH



Exceptional Four Bedroom Detached Family Home | EPC A | 9.57kWp Solar & Battery System | South-West Facing Garden

Beautifully presented throughout, this impressive four-bedroom detached family home on Paver Drive combines generous, well-planned accommodation with an exceptional renewable energy system and an outstanding EPC A rating.

Offering approximately 127m² (1,367 sq ft) of living accommodation, excluding the integral garage, this is a spacious and versatile home designed for modern family life, with four bedrooms, two en-suites, a family bathroom, kitchen/diner and a private south-west facing rear garden.

The ground floor offers an excellent balance of open-plan and separate living spaces. At the heart of the home is the generous kitchen/dining room, providing plenty of space for family meals and entertaining.

An additional area provides the perfect spot for a home office or computer area, particularly useful for anyone working from home. This space flows through double doors into the separate lounge, allowing the rooms to be opened up when entertaining while retaining the option of a more private living space when required.

A convenient ground-floor cloakroom completes the accommodation on this level, while the integral garage provides valuable additional storage and practicality.

- Exceptional four-bedroom detached family home
- Approx. 127m² / 1,367 sq ft, excluding the integral garage
- Outstanding EPC Rating A
- 22-panel 9.57kWp solar array commissioned November 2024
- 10.64kWh battery storage and 8kW hybrid inverter
- 7kW Zappi EV charger and Eddi solar diverter
- Kitchen/diner plus additional home office/ computer area
- Two en-suites, family bathroom and ground-floor cloakroom
- South-west facing rear garden
- Integral garage and driveway parking for approximately 2-3 vehicles





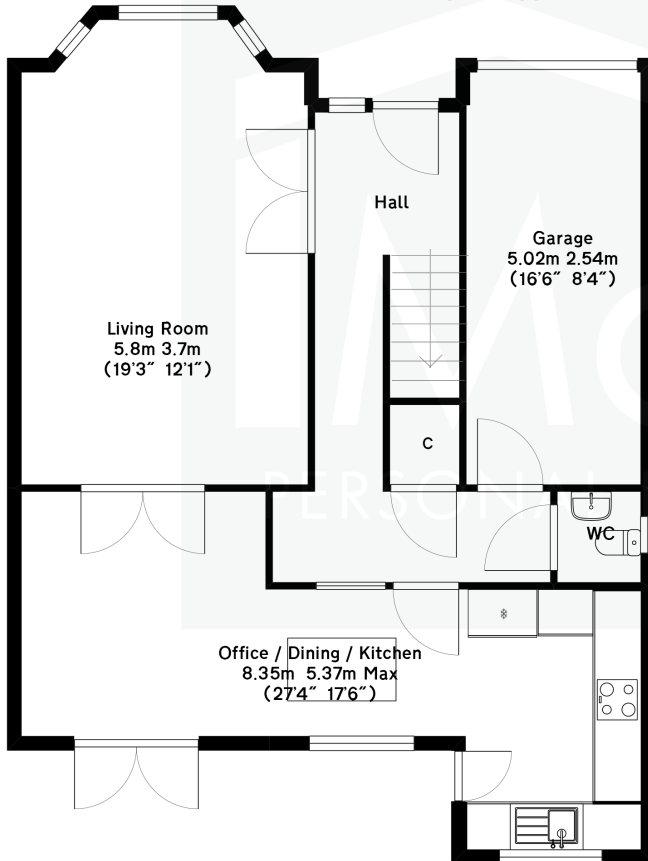




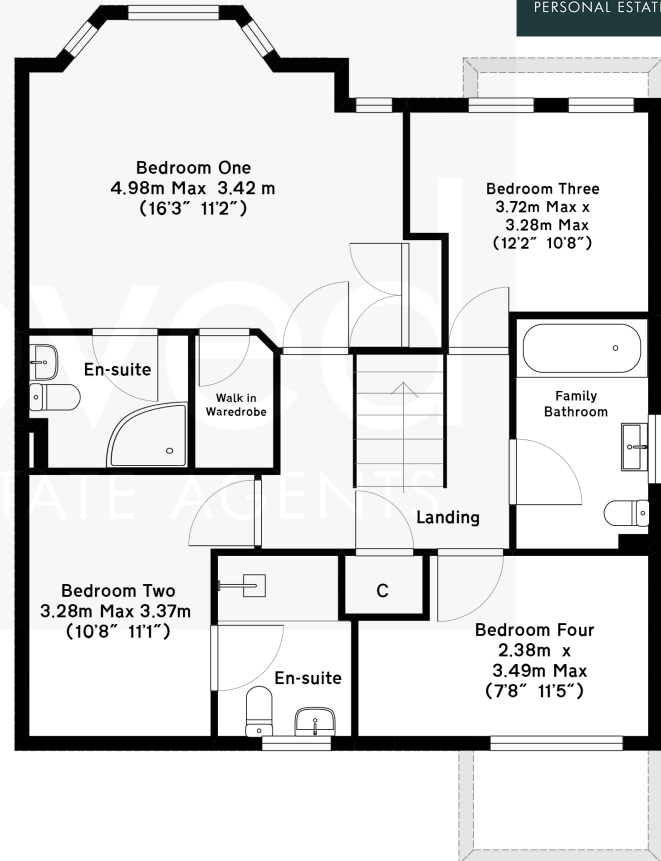




HABITABLE FLOOR AREA
127 sq.m.(1367.02 sq.ft.) approx.
GARAGE FLOOR AREA 12.75 sq.m.
(137.24 sq.ft.) approx.



TOTAL FLOOR AREA
139.75 sq.m.
(1514.26 sq.ft.) approx.



Upstairs are four well-proportioned bedrooms. Two of the bedrooms benefit from their own en-suite shower rooms, while the remaining bedrooms are served by the family bathroom. With three bathrooms upstairs plus the ground-floor cloakroom, the layout is particularly well suited to busy family life.

Outside, the property offers driveway parking for approximately two to three vehicles, together with access to the integral garage.

To the rear is an attractive south-west facing garden, perfectly positioned to make the most of the afternoon and evening sunshine and providing a wonderful setting for relaxing, entertaining and family life.

Exceptional Energy Efficiency

Where this home really sets itself apart is its energy efficiency.

With an outstanding EPC Rating A, the property benefits from one of the most comprehensive domestic solar and battery installations we've seen.

Commissioned in November 2024, the system comprises an impressive 22 Jinko 435W all-black solar panels, creating a substantial 9.57kWp solar array. That's approximately two-and-a-half times the capacity of a typical UK domestic solar installation.

Generated energy can be stored within a substantial 10.64kWh Sunsynk battery, giving the owners excellent potential to use more of the electricity generated by the property rather than drawing it from the grid.

At the heart of the installation is a Sunsynk 8kW hybrid inverter. Importantly, Northern Powergrid has granted permission for the property to operate with an 8kW inverter, compared with the 3.68kW commonly associated with standard domestic installations. This provides significantly greater capability to export surplus electricity back to the grid.

PUBLIC TRANSPORT



NUMBER 476, 164, 486, 496



Selby

2.3km

SCHOOLS



Brayton Church of England Primary School	550m
St Mary's Catholic Primary School	650m
Brayton Academy	700m
Selby High School (Secondary)	1.4 km

MAJOR ROADS



A19 (0.3 miles)
A64 (15.7 miles)
M62 (6.3 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **E**
EPC A

LOCAL AUTHORITY:
Selby / North Yorkshire



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THE ONE?



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#Imoved **With** Simon

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