



HUNTERS[®]

HERE TO GET *you* THERE

26 The Poplars, Brayton, Selby, YO8 9HF

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Asking Price £360,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well-presented four-bedroom detached home, situated in the popular village of Brayton. The property benefits from gas central heating and UPVC double glazing and briefly comprises an entrance hall, kitchen, dining room, lounge and downstairs cloakroom/W.C. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a driveway providing access to the garage, together with a front garden laid to lawn with shrub borders. To the rear is a further enclosed garden, mainly laid to lawn, with a patio seating area and fencing to the perimeter. Viewing is 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, 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, continue on Doncaster Road then turn right onto The Poplars where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating: C

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Approximate Area = 1110 sq ft / 103.1 sq m
Garage = 151 sq ft / 14 sq m
Total = 1261 sq ft / 117.1 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: 1508438

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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	

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	







