



HUNTERS®
HERE TO GET *you* THERE

31 Peregrine Square, Brayton, Selby, YO8 9SG

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Asking Price £235,000

DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this well presented three bedroom semi detached 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, kitchen/diner, cloakroom/w.c and lounge to the ground floor. To the first floor there is two bedrooms and a family bathroom. To the second floor there is a further bedroom with en-suite To the front of the property a driveway leading down the side of the house and a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with patio area, shed and fencing to 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, 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. Take a final left turn onto Merlin Way then continue onto Peregrine Square where the property can be identified by our Hunters for sale board.

Material Information - Selby

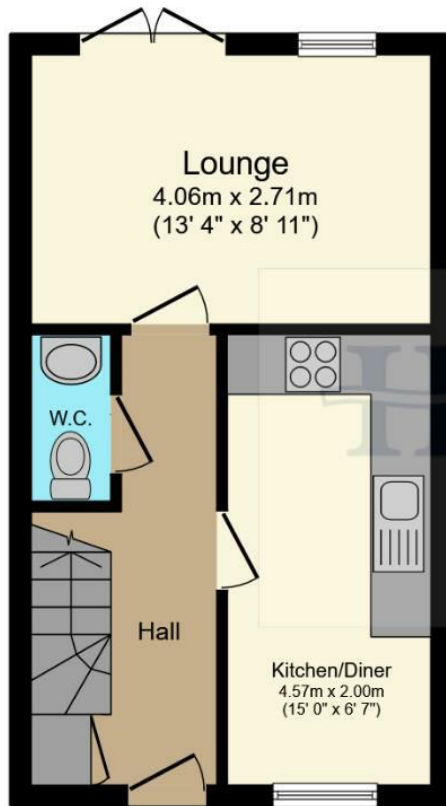
Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : B

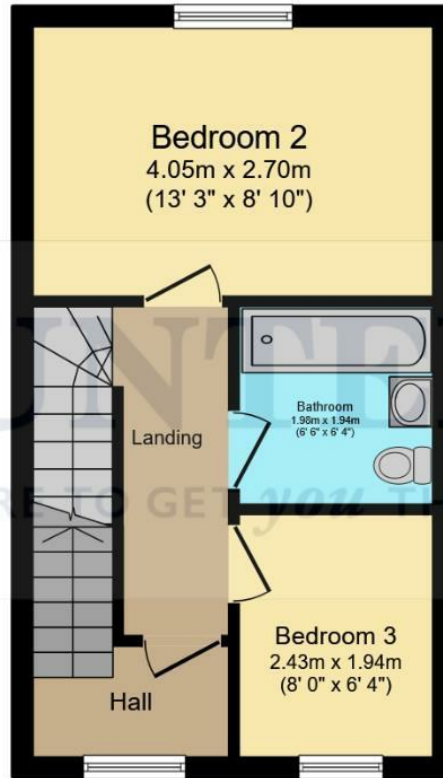
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selby@hunters.com | www.hunters.com



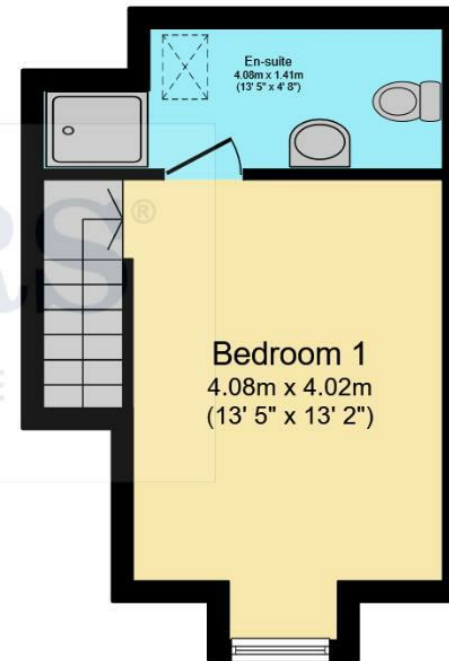
Ground Floor

Floor area 29.2 sq.m. (315 sq.ft.)



First Floor

Floor area 29.2 sq.m. (315 sq.ft.)



Second Floor

Floor area 20.5 sq.m. (221 sq.ft.)

Total floor area: 79.0 sq.m. (851 sq.ft.)

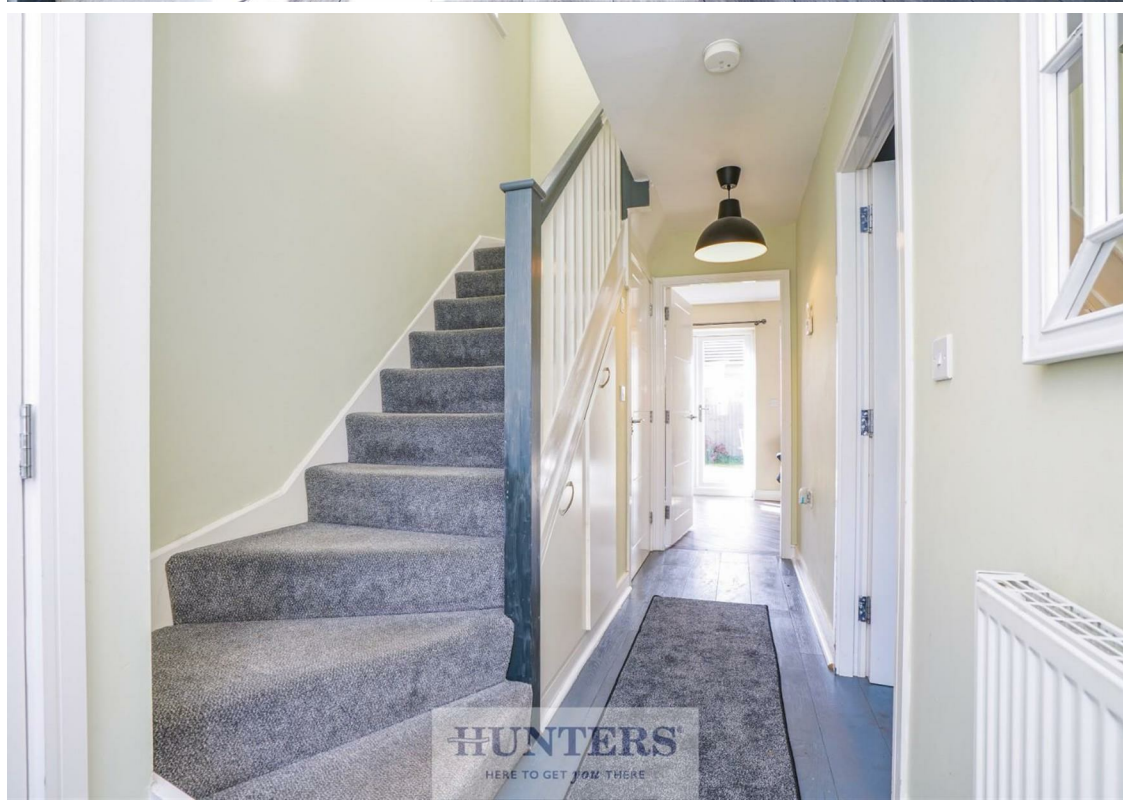
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
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England & Wales		











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