



HUNTERS[®]
HERE TO GET *you* THERE

47 Barff Lane, Brayton, Selby, YO8 9ET

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Offers In The Region Of £260,000

DESCRIPTION

Hunters (Selby) are delighted 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, lounge, kitchen/living area and bathroom to the ground floor. To the first floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front of the property there is a graveled driveway with parking for several vehicles. To the rear of the property there is a garden laid to lawn with decking area, outbuilding, shrub borders 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. 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, continue along this road and the property can be located on the right hand side identified by our Hunters For Sale Board.

Material Information - Selby

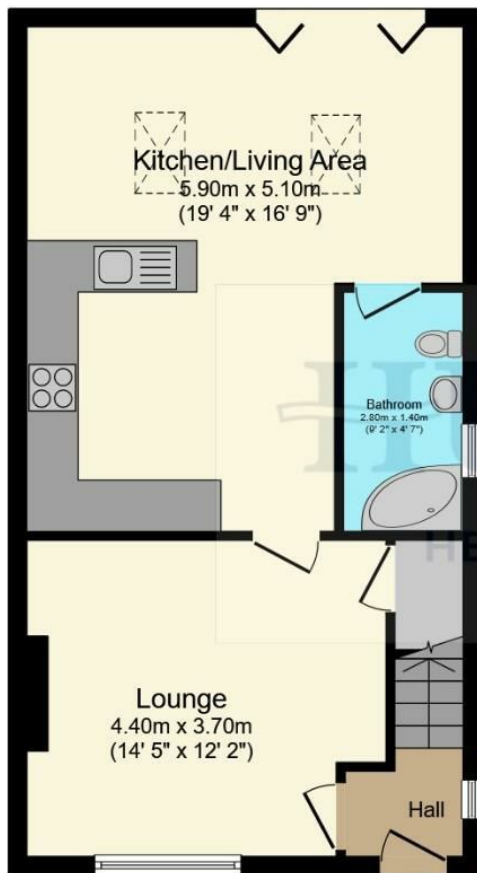
Tenure Type; Freehold

Council Tax Banding; A

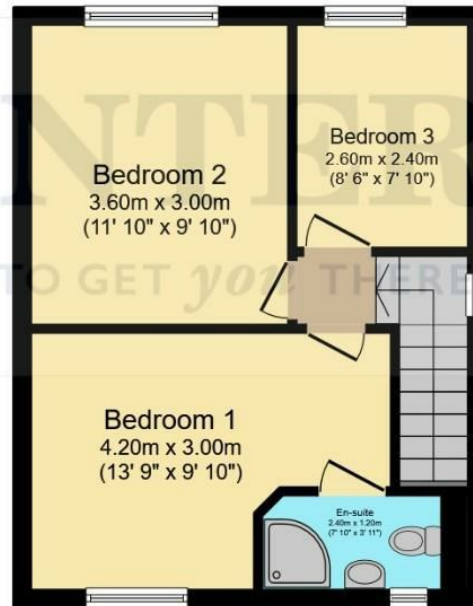
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

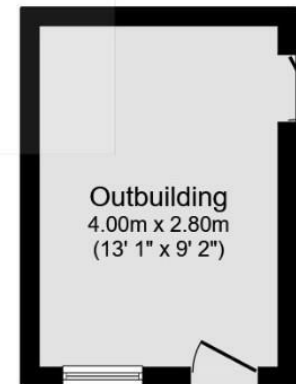
selby@hunters.com | www.hunters.com



Ground Floor



First Floor



Outbuilding

Total floor area: 94.3 sq.m. (1,015 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	73	
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		
EU Directive 2002/91/EC		
England & Wales		











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