



HUNTERS[®]

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3 Bartons Garth, Brayton, Selby, YO8 9RR

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Asking Price £535,000

DESCRIPTION

Hunters (Selby) are delighted to present to the market this beautifully presented four-bedroom detached home, offered to the market chain free and ideally situated within walking distance of the popular village of Brayton. Tastefully renovated and modernised throughout by the current owners, this attractive property offers generous and versatile living accommodation, making it perfectly suited to modern family living. Situated on a quiet cul-de-sac of just seven houses, the property enjoys a peaceful setting and is ideally positioned for a short walk to Brayton Canal, providing pleasant routes into Selby or the surrounding countryside.

The property benefits from gas central heating, a newly installed heating system with an unvented cylinder, UPVC double glazing and a new alarm system. The accommodation briefly comprises a welcoming entrance porch leading into a spacious entrance hall, downstairs cloakroom/WC, a comfortable lounge and a separate snug featuring a stylish modern electric fireplace. The heart of the home is the impressive open-plan kitchen, dining and sitting area, providing an excellent space for everyday family life and entertaining. A useful utility room and conservatory further enhance the ground-floor accommodation.

To the first floor, the landing gives access to four well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom serves the remaining bedrooms. In addition, useful loft storage space is available above both the first floor and the garage, providing excellent additional storage.

Externally, the property occupies a generous plot, offering potential for extension subject to the necessary planning permissions and building regulations. To the front, a block-paved driveway provides ample off-street parking and leads to a double garage fitted with electric roller doors. The front garden is laid to lawn with established shrub borders, creating an attractive approach to the home.

To the rear, the property boasts a south-facing, unoverlooked garden, offering a high degree of privacy. The garden features a lawn, mature shrub borders and a patio area, providing an ideal space for outdoor relaxation, family activities and entertaining during the warmer months.

Combining spacious accommodation, contemporary improvements, versatile living areas and generous private gardens, this appealing family home offers a wonderful opportunity for buyers seeking a property in a peaceful yet convenient village location.

An internal viewing is highly recommended to fully appreciate the space, presentation and lifestyle this fantastic home has to offer. Contact Hunters (Selby), open seven days a week, to arrange your 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 Town Centre take the A19 Doncaster Road then left onto Baffam Lane. Continue down Baffam Lane then take a final right turn onto Barton's Garth where the property can be identified by our Hunters for sale board.

Material Information - Selby

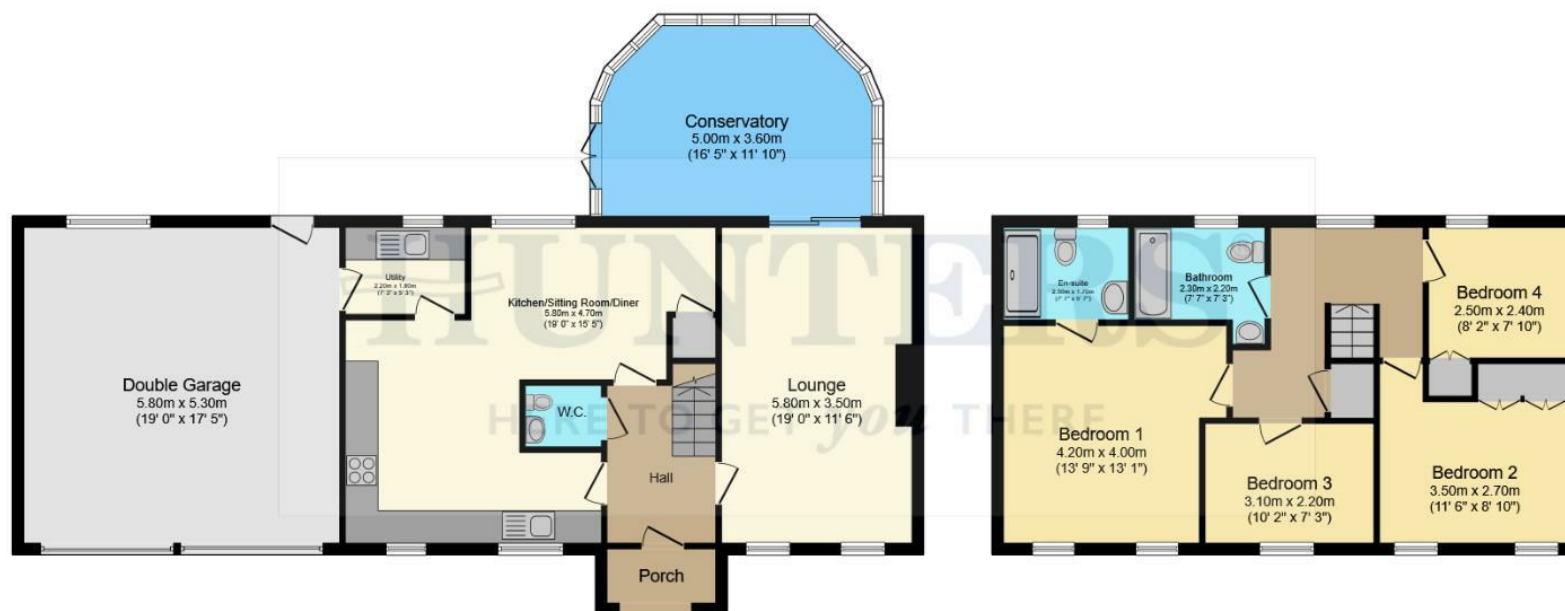
Tenure Type; Freehold

Council Tax Banding; F

EPC Rating : C

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

selby@hunters.com | www.hunters.com



Ground Floor

First Floor

Total floor area: 174.1 sq.m. (1,874 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		
	70	80
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	











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