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Woodside Clay Lane, Brighton, Selby, YO8 6DR

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# Woodside Clay Lane, Brighton, Selby, YO8 6DR

## Asking Price £450,000

### DESCRIPTION

Hunters Selby are delighted to offer this four bedroom detached bungalow situated within the popular village of Brighton. This is an exciting opportunity to acquire an extensive family home with separate enclosed swimming pool and workshop, all set within approximately an acre of land.

The property features four spacious double bedrooms, one with en-suite, providing ample accommodation for families or those wishing to have extra space for guests. The house bathroom has been upgraded at a similar time to the en suite and showcases a modern traditional three piece shower suite with surrounding tiling. The layout includes an entrance hall, lounge with electric fire set within a fireplace surround, downstairs cloakroom/w.c, utility room that has provisions in place for laundry facilities, dining room and kitchen with built in appliances including cooking facilities and recess space for an American style fridge freezer. A single door also leads into the integral single garage.

Externally the property is located within a rural location, neighbouring open countryside and fields within a third of a mile from the centre of the village of Brighton. Off the beaten track, the property will be found along Clay Lane under the postcode YO8 6DH. Continue along Clay Lane, past all residential houses when you merge into an un-adopted road. The country road continues for approximately half a mile, where then the property will be found on the left hand side.

There are two vehicular entrances off the road, one leading directly into the land and the other into the private grounds of the property and workshop. The boundaries within their entirety, extend to approximately an acre. The workshop is of a steel framed construction with metal wall cladding sheets and roof and concrete flooring. There is a water and single phase electric supply.

The more private gardens immediately from the property comprise of a number of planted and colourful areas with a greenhouse and gated access into the land adjacent. To the front, there is a pair of electric swing gates and a hard standing area with parking for ample vehicles.

The land adjacent has clear boundaries of the site defined by hedged and tree lined boundaries. There is further scope and potential for this land and area to be occupied as commercial, along the lines of running a small business from home, subject to standard planning permission.

Positioned next door to the property is an enclosed swimming pool built on strip foundations with part brick, concrete block and brick pillar post construction. The swimming pool construction has Bi fold doors lead from the pool area into an enclosed courtyard with a timber framed pergola and extended outdoor seating area. There is a changing room, shower room, sauna and plant room.

### LOCATION

Brighton is a rural village approximately 1.5 miles from the larger village of Bubwith. Transport links: approx. 7 miles north of Howden approx. 5 miles from Howden Station - direct trains to Leeds, Hull and London. 9 miles from M62 with direct links to West Yorkshire and East to Hull, also via M18 to Doncaster and M1 and A1 South. approx. 7 miles east of Selby. approx. 14 miles south east of York. approx. 15 minutes drive to Designer Outlet at A19/A64 junction. approx. 25 minutes drive to Monks Cross on east side of York. Daily bus service from Bubwith to York (route 18/18A). There is a local primary school in the nearby village of Bubwith, feeds onto Pocklington Woldgate, Howden and Barby. Doctors surgery (sub of Holme of Spalding Moor), church, village shop (Morrisons local) and Post Office, Indian takeaway, Jug and Bottle - award winning off-licence and delicatessen, butchers, hairdressers, pub, tennis club, sports facilities, garage, Oaks Golf Club and Spa,

### DIRECTIONS

From York take the A19 towards Selby and Doncaster. Take the left turn onto the A163 in the direction of Market Weighton. Proceed through the village of North Duffield and into the village of Bubwith. Turn right at the sign to Brighton. Off the beaten track, the property will be found along Clay Lane under the postcode YO8 6DH. Continue along Clay Lane, past all residential houses when you merge into an un-adopted road. The country road continues for approximately half a mile, where then the property will be found on the left hand side.

### Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; A  
EPC Rating : E

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Approximate Area = 1952 sq ft / 181.3 sq m

Garage = 1468 sq ft / 136.3 sq m

Outbuilding = 3066 sq ft / 284.8 sq m

Total = 6485 sq ft / 602.4 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: 1448524

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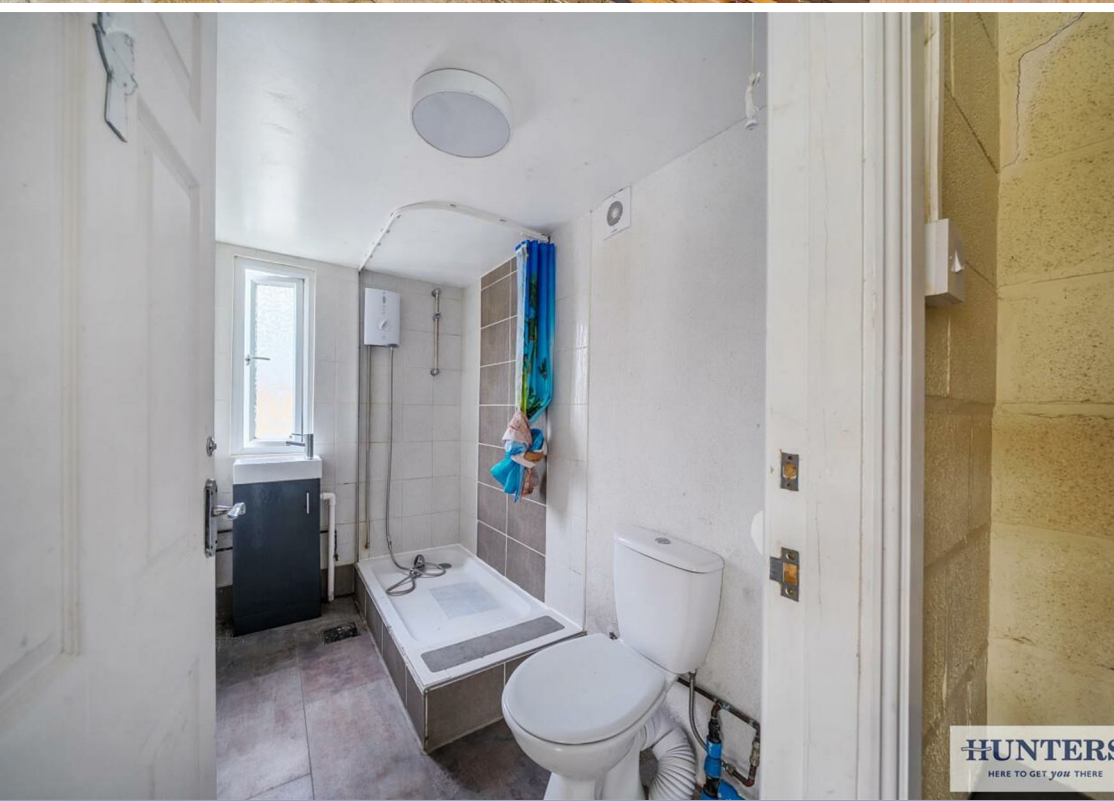
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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