



HUNTERS[®]

HERE TO GET *you* THERE

10 Chilvers Court, Brayton, Selby, YO8 9SX

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Asking Price £330,000

DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this well presented four bedroom detached home situated within the popular village of Brayton. The property benefits from a gas central heating system and UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c., lounge, kitchen, dining room, utility room and conservatory to the ground floor. To the first floor there are four bedrooms and a family bathroom. To the front of the property there is a driveway with parking that leads to a garage that has workshop, utility room. There is also an additional parking space to the right side of the front of the property. To the rear of the property there is a paved patio area along with a garden laid to lawn, office and fencing around the perimeter. Viewing comes highly recommended to appreciate this property 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, hairdressers, 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. Take the second exit onto Bawtry Road/A1041, slight right onto Brayton Lane, turn right onto Old Farm Way then turn left onto Chilvers Court where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

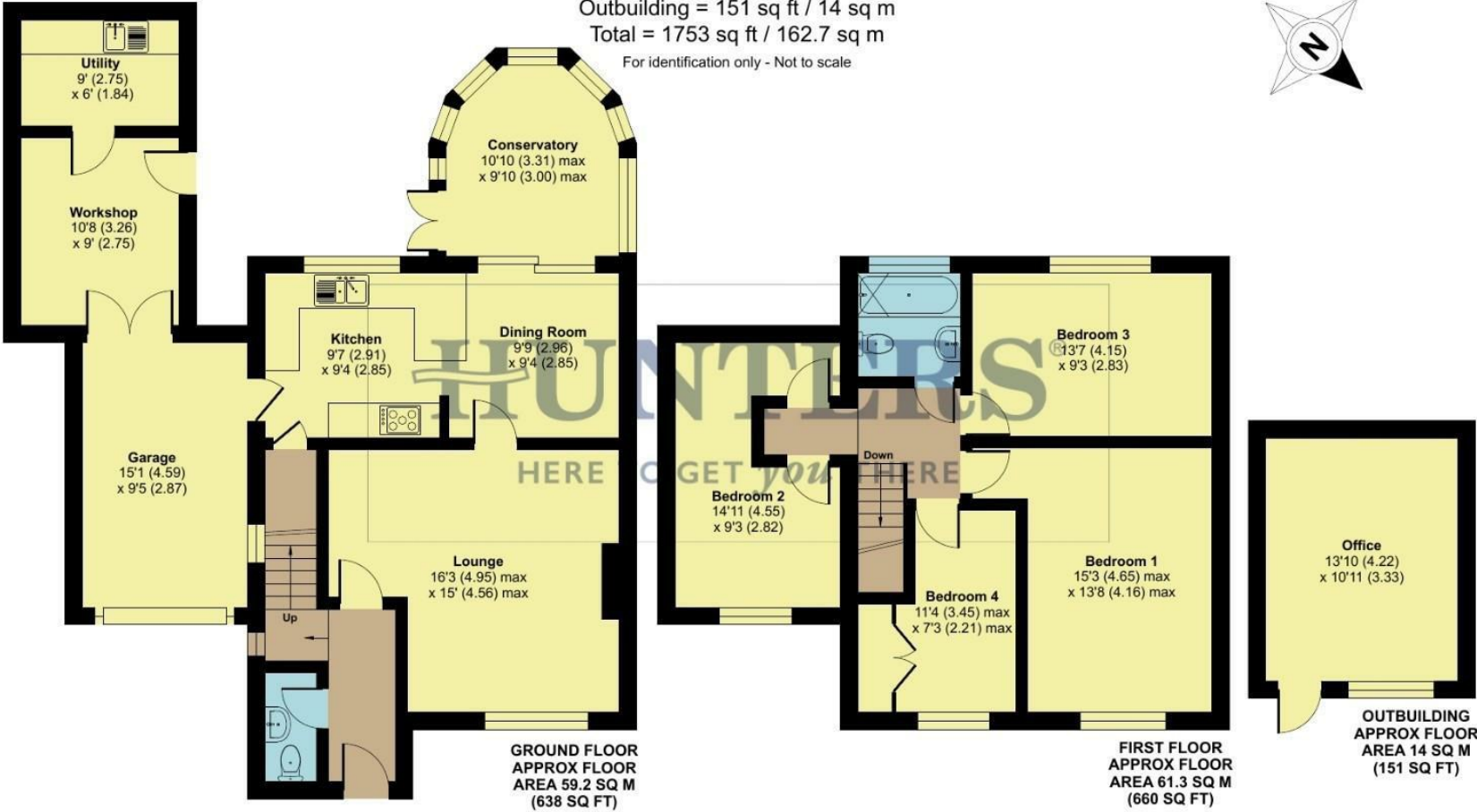
EPC rating: D

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Approximate Area = 1298 sq ft / 120.5 sq m
Garage = 304 sq ft / 28.2 sq m
Outbuilding = 151 sq ft / 14 sq m
Total = 1753 sq ft / 162.7 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: 1282536

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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	









