



## Mayfield Drive, Brayton, Selby, YO8 9JZ

NO ONWARD CHAIN - We are delighted to offer for sale this well presented extended four-bedroom detached home situated in the highly regarded village of Brayton.

**Asking Price £470,000**

**Council Tax: E**



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## DESCRIPTION

We are delighted to offer for sale this well presented extended four-bedroom detached home situated in the highly regarded village of Brayton. This spacious home offers versatile and flexible accommodation and briefly comprises an porch, entrance hall, downstairs cloakroom/w.c., snug/office, lounge, dining room, conservatory, kitchen, dining/garden room to the ground floor. To the first-floor bedroom one with en-suite, three further bedrooms and a bathroom. Outside a driveway leads to a double garage. To the front is a garden laid predominately to lawn, to the rear is a further garden laid to lawn with shrubs and attractive patio area. Viewing comes highly recommended.

## 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 continue towards the traffic lights. After the traffic lights take the left hand turn on Mayfield Drive.

## Material Information - Selby

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





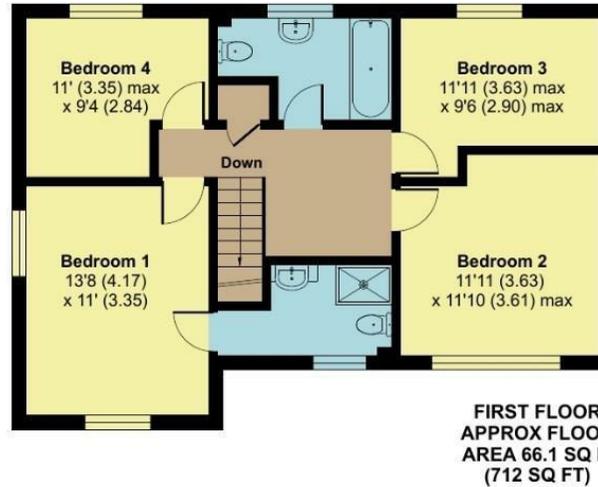
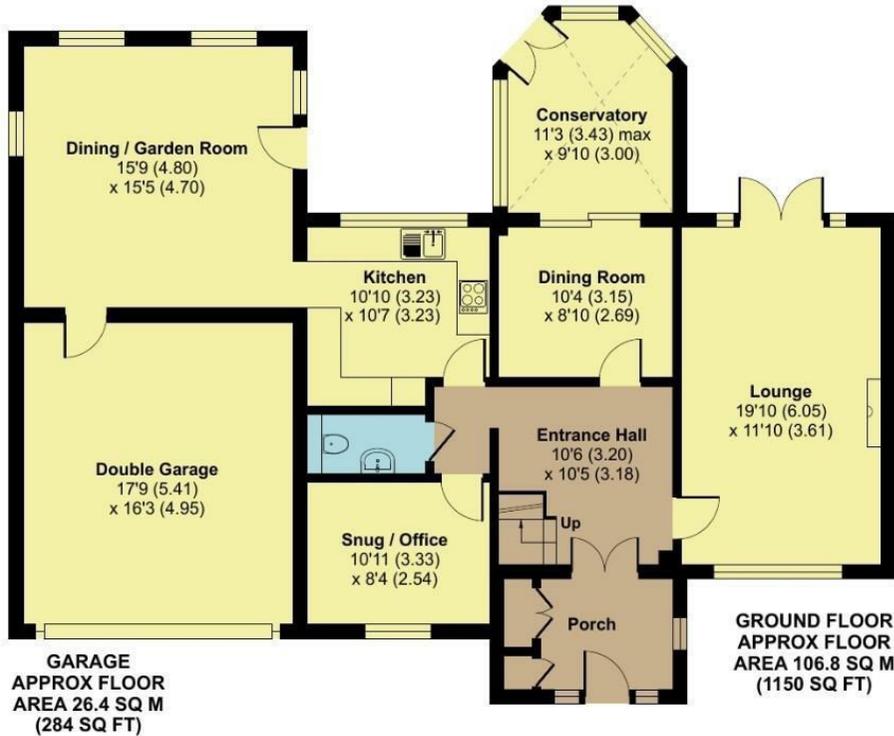
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Approximate Area = 1862 sq ft / 172.9 sq m

Garage = 284 sq ft / 26.3 sq m

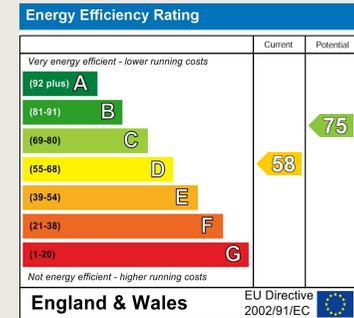
Total = 2146 sq ft / 199.1 sq m

For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1048838

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