



Croftway
Brayton
YO8 9DD

£145,000

- Semi Det Bungalow
- Updating Required
- Three Bedrooms
- Tiled Bathroom
- D.G. Windows
- Garage & Encl Gardens
- No Onward Chain
- EPC Rating D

91 Pasture Road
Goole
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PROPERTY SUMMARY

Housesetc Brayton- In need of modernisation & updating and available with no onward chain. Semi detached bungalow enjoys a much sought after location and benefits from DG windows, enclosed gardens and garage. The accommodation consists of: dining kitchen, lounge, inner hallway, three bedrooms and tiled bathroom with shower over.

ENTRANCE

Wood grain effect Upvc side entrance door with double glazed opaque and leaded glass inserts leads into

DINING KITCHEN 11' 2" x 9' 0" (3.4m x 2.74m)

Fitted kitchen with coloured units timed in oak effect and matching wood effect work surfaces and co-ordinating ceramic splash back tiling, tile effect flooring, single bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, electric storage heater, timber framed double glazed window to the side and wood grain effect Upvc double glazed window over looks the front garden. Internal door leads into

LOUNGE 15' 4" max x 14' 4" (4.67m x 4.37m)

Feature stone fire place with timber mantle above and raised hearth houses coal effect electric fire, coving to the ceiling, electric storage heater, wood grain effect Upvc double glazed window to the front. Internal door leads into walk in storage (formerly front lobby) (3'2 max x 5'4 max) Timer storage cupboard contains electric unit and timber framed double glazed window to the front. Internal door from lounge leads into

INNER HALLWAY 0m x 0m)

With access to roof void and internal doors leading off.

BEDROOM ONE 12' 8" x 9' 0" (3.86m x 2.74m)

With electric storage heater, double shelved storage cupboard containing hot water cylinder and wood grain effect Upvc double glazed window over looking the rear garden.

BEDROOM TWO 11' 0" x 9' 0" (3.35m x 2.74m)

With fitted electric storage heater and wood grain effect Upvc double glazed window providing views over the rear garden.

BEDROOM THREE 7' 11" x 9' 0" (2.41m x 2.74m)

With fitted electric storage heater and timber framed double glazed window to the side.

BATHROOM 7' 10" x 5' 0" (2.39m x 1.52m)

With fully ceramic tiled walls and fitted white suite comprising low level flush w.c, pedestal wash hand basin and panelled bath with Triton electric shower over, fitted electric storage heater and wood grain effect Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT

To the front of the property is a well maintained mature lawned garden with well stocked borders and perimeter wall, stripped paved driveway provides off street parking with double vehicular timber gates leading to the side and rear. Step up to side entrance door and storm porch

SIDE AND REAR

Concrete driveway provides further off street parking and leads to detached brick built garage with Upvc double glazed window to the rear, double timber doors and pedestrian side

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entrance door.

To the rear is a fully enclosed mature lawned garden with a combination of good quality timber perimeter fencing incorporating concrete posts and gravel boards and additional timber lap fencing to the rear. Outside lighting and two solid fuel stores

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING & APPLIANCE

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

From Selby town centre turn left onto Doncaster Road over the railway crossing and turn left onto Westbourne Road, turning left onto Croft Way where the property can be identified by our Housesetc For Sale board.

Council Tax: B





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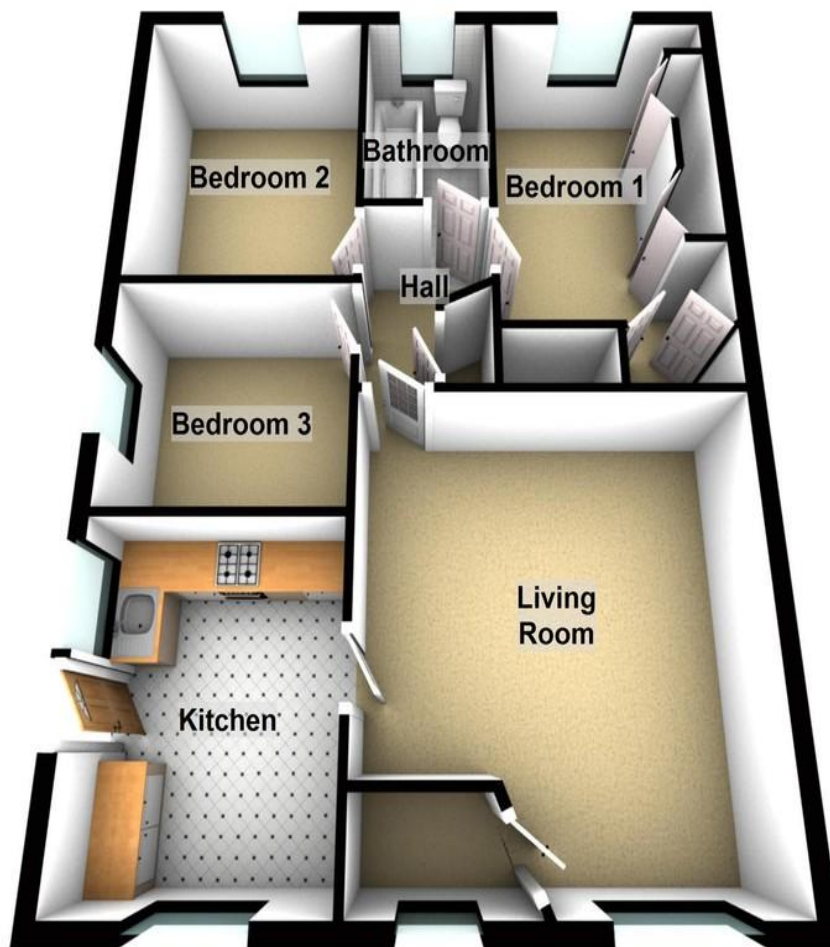
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Ground Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



Total area: approx. 66.9 sq. metres (719.6 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

