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PAVER DRIVE

BRAYTON
YO8 9TH

rightmove 
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ZOOPLA
 OnTheMarket



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PAVER DRIVE, BRAYTON, SELBY, YO8 9TH



Beautifully Presented Four-Bedroom Detached Family Home occupying a quiet position at the top of a cul-de-sac | 1,564 Sq Ft | Two En-Suites | Home Office | South-West Facing Garden

Beautifully presented throughout and offering an impressive 1,564 sq ft of versatile living accommodation, this exceptional four-bedroom detached family home is perfectly suited to modern family life. Situated within a sought-after residential development in Brayton, the property combines generous living space, flexible accommodation and a private south-west-facing garden that enjoys the rare benefit of not being overlooked.

Stepping inside, you're welcomed by a spacious entrance hall leading through to a generous living room, ideal for relaxing with family or entertaining guests. To the rear of the property, the stylish kitchen opens into a superb dining area, creating the true heart of the home. With plenty of space for everyday family life as well as entertaining, French doors provide direct access onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. A convenient downstairs WC completes the ground floor.

Originally the garage, the current owners have thoughtfully converted the space into a practical home office and separate utility room, making it ideal for anyone working from home or needing additional flexible accommodation.

- Beautifully presented detached family home
- Approximately 1,564 sq ft of accommodation
- Two en-suite bedrooms plus family bathroom
- Fitted wardrobes to bedrooms one and three
- Walk-in wardrobe to bedroom two
- Converted garage providing a home office and utility room
- Private south-west facing garden that is not overlooked
- Driveway providing parking for three vehicles
- Bespoke timber storage shed with Power
- CCTV, outside power, security lighting and a boarded loft with ladder, lighting and power

















Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while bedroom two enjoys its own en-suite together with a useful walk-in wardrobe. Bedroom three also features fitted wardrobes, providing excellent built-in storage, while the remaining bedrooms are served by a contemporary family bathroom.

Practicality has been carefully considered throughout the home. The loft is partially boarded and benefits from a loft ladder, lighting and power, providing valuable additional storage. A professionally installed CCTV system offers extra peace of mind, while external security lighting and outside power sockets add further convenience.

Outside, the property enjoys excellent kerb appeal with a driveway providing off-road parking for up to three vehicles. To the rear, the enclosed south-west-facing garden has been beautifully maintained, offering a generous lawn, attractive planted borders and a patio seating area, creating a wonderful space to relax or entertain whilst enjoying a high degree of privacy.

Completing the outside space is a bespoke timber storage shed extending approximately three-quarters of the length of the property. Fitted with electricity, it provides exceptional storage for bikes, tools, garden equipment and outdoor furniture.

Located within the ever-popular village of Brayton, the property is ideally placed for highly regarded schools, local amenities, countryside walks and excellent commuter links to Selby, York and Leeds.

A superb family home that has been thoughtfully upgraded throughout and is ready for its next owners to move straight in and enjoy.

Early enquiry is highly recommended.

PUBLIC TRANSPORT



NUMBER 476, 164, 486, 496



Selby

2.3km

SCHOOLS



Brayton Church of England Primary School	550m
St Mary's Catholic Primary School	650m
Brayton Academy	700m
Selby High School (Secondary)	1.4 km

MAJOR ROADS



A19 (0.3 miles)
A64 (15.7 miles)
M62 (6.3 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **E**
EPC C Expired Awaiting new EPC

LOCAL AUTHORITY:
Selby / North Yorkshire



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THE ONE?



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#Imoved **With** Simon

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