



## MEADOW CROFT

Brayton, YO8 9EJ

Offers In The Region Of £244,950

\*\* GREAT OPPORTUNITY - UN-EXPECTEDLY BACK ON THE MARKET \*\* CHAIN FREE \*\* 2 Double bedroom BUNGALOW with driveway for off street parking and a GARAGE.

Sitting peacefully on Meadow Croft, Brayton, Selby, this CHAIN FREE semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow features a well-appointed bathroom, ensuring all your essential needs are met. One of the standout features of this property is the ample parking space available for up to three vehicles, making it a practical choice for those with multiple cars or visitors.

Situated close to the historic St Wilfrid's Church, residents can enjoy the serene surroundings and community spirit that Brayton has to offer. The property is chain-free, allowing for a smooth and straightforward purchasing process. Additionally, the rear of the bungalow is not overlooked, providing a sense of privacy and tranquillity, perfect for enjoying the outdoors or tending to a garden.

This lovely bungalow presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its appealing features and convenient amenities, it is certainly worth considering for your next home.

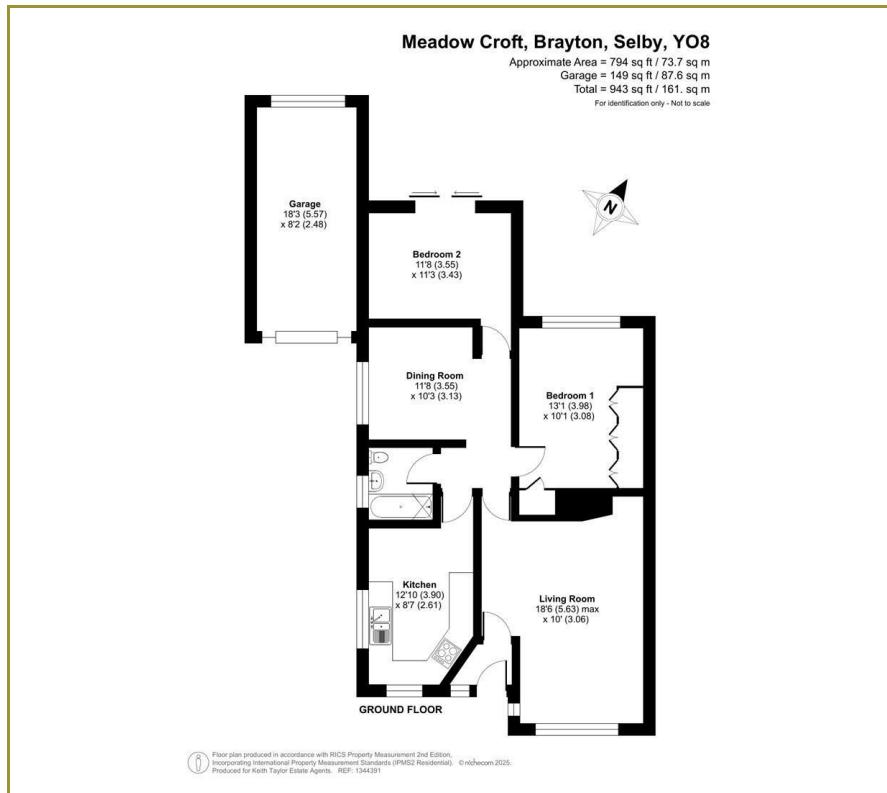
- \*\* CHAIN FREE \*\* UN-EXPECTEDLY BACK ON MARKET
- 2 Bedrooms
- Semi Detached
- Gardens Back and Front
- Driveway for Off Street Parking
- Single Detached Garage
- Not Over Looked at the Rear
- Gas Central Heating
- Close To All Amenities in Brayton Village
- Dining Room

## Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

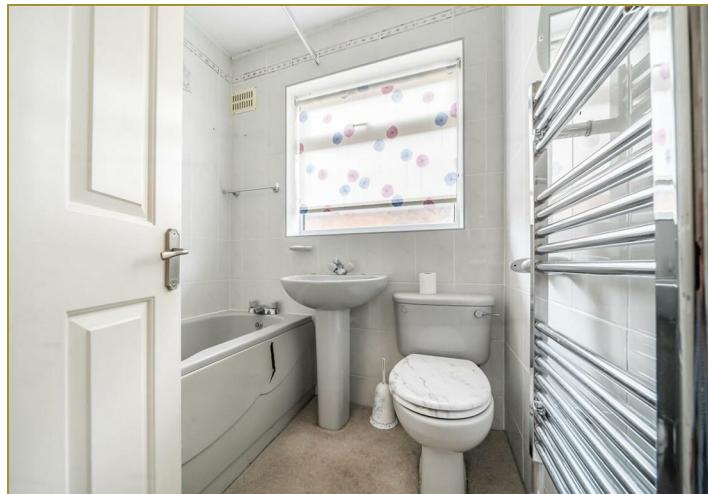


## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|--|---|---|-----------|
|  |   | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A | A   |           |
| (81-91)  | B | B   |           |
| (69-80)  | C | C   |           |
| (55-68)  | D | D   |           |
| (39-54)  | E | E   |           |
| (21-38)  | F | F   |           |
| (1-20)   | G | G   |           |
| Not energy efficient - higher running costs              |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales  |   | EU Directive 2002/81/EC   |           |
| England & Wales  |   | EU Directive 2002/81/EC   |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.