



## Church View, Doncaster Road

Brayton, YO8 9EH

**Offers In The Region Of £205,000**



\*\*\*WAS £215,000 - NOW REDUCED TO OFFERS IN THE REGION OF £205,000\*\*\* \*\*\*CHAIN FREE\*\*\*

Tucked away 3 bedroom Cottage style property with rooms of great proportions, good sized garden and storage a-plenty!





## Property Info:

Welcome to the heart of Brayton and this most delightful tucked-away private road of Church View : this 3 bedroom cottage style property sits peacefully on this road, with a hedged front boundary and views of St Wilfrid's Church from the bedrooms at the front.

Vacant with no onward chain, it's an ideal investment, first time property or family home due to the proximity to schools and the good sized rear garden.

The property briefly comprises: entrance hall, into the first reception room with electric fire and surround, 2 reception rooms with a fabulous under-stairs storage space housing the gas boiler.

Kitchen - which (would benefit from updating), boot room/utility area and ground floor bathroom.

To the first floor are 2 good sized double bedrooms and a large single - which if required would benefit from being converted into a first-floor bathroom.

Externally : a great sized brick built garage-type storage (not a garage) with power, light and window over the garden. The garden itself is mainly laid to lawn with mature shrubs and planting to the boundary. The Brayton Primary School playing fields are to the rear of the property.

In all an excellent-sized property with bundles of potential, in a superb location - properties in this spot rarely become available to purchase!

Council Tax Band B - North Yorkshire County Council

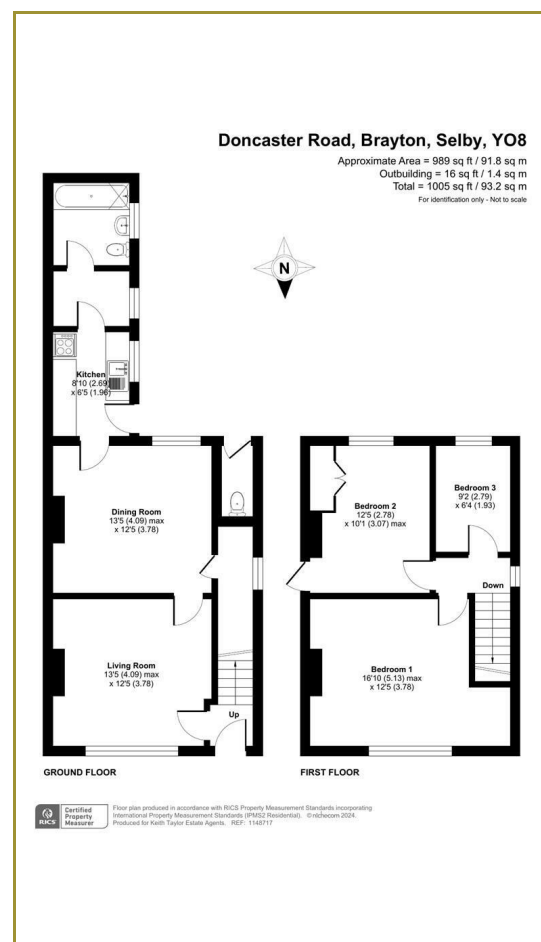
Tenure: Freehold

Services: Mains drainage, gas, water and electricity.

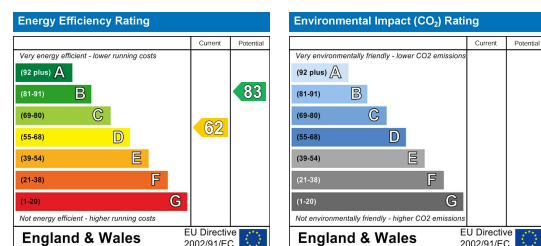
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET  
Tel: 01757 709457 Email: [sales@keithtaylorproperty.co.uk](mailto:sales@keithtaylorproperty.co.uk)  
[www.keithtaylorproperties.co.uk](http://www.keithtaylorproperties.co.uk)