



23 Moss Green Lane, Brayton

£350,000

- Detached Bungalow
- Kitchen with Range of Units
- 3 Double Bedrooms
- Good Size Hall
- Conservatory
- Bathroom/wc
- Generous Lounge
- Dining Room
- Detached Garage

NO ONWARD CHAIN

Very occasionally does a bungalow with such lovely surroundings and spacious accommodation, situated along one of Brayton's finest locations come to the market, and the sale of this property provides one of those increasingly rare opportunities.

The accommodation offers a very pleasing arrangement that maximises space and the plot too, creating a great family home or equally a home to retire to and enjoy the village lifestyle, as many locals do, in what is deemed to be, an incredibly sought-after location.

The property welcomes you through a side uPVC door which leads into a good sized hallway which in turns gives access to the accommodation. Situated to the front of the property is a generous sized lounge which comprises two double glazed windows and a full length stone built fire place which incorporates an area for a TV stand with storage cupboards below.

The kitchen is located to the rear of the property and comprises a range of wall and base units to three sides incorporating a stainless steel sink unit and drainer and two double glazed windows providing ample natural light. In addition there is recess for freestanding white goods including a washing machine, dishwasher and cooking facilities. A separate door leads from the kitchen into the conservatory which has surrounding windows and access to the rear garden. The conservatory lends itself to become a reading or relaxation room and enjoys the sun in the morning and afternoon.

The property benefits from a formal dining room which has sufficient space for appropriate dining furniture. There is a double glazed window to the rear elevation and a central heating radiator. The wall separating the kitchen and dining room could be removed to create a more open plan living arrangement, depending on the individuals requirements and will be subject to building control approval.

There are three generous double bedrooms, all of which benefit from a double glazed casement window and central heating radiator. Of particular note, bedrooms one and two have the addition of built in fitted wardrobes, providing further storage space.

The internal accommodation is completed by a separate wc and generously sized bathroom which comprises a shower cubicle area, panelled bath, vanity hand wash basin and low flush w.c. There is a double glazed window and full height surrounding tiles.

To the outside, the property is accessed off Moss Green Lane onto a block paved driveway which provides off street parking for numerous motor vehicles. A detached garage will be found to the rear of the property and is accessed via an electric up and over door and also a pedestrian side door. Inside the garage there is power and lighting available and excellent space for storage or workshop.

The grounds of the property have been well maintained by the current owners and in particular the front which has a range of colourful planted shrubs and trees. To the rear, the garden is predominantly laid to lawn with herbaceous borders and enclosed to all three sides by fenced boundaries.

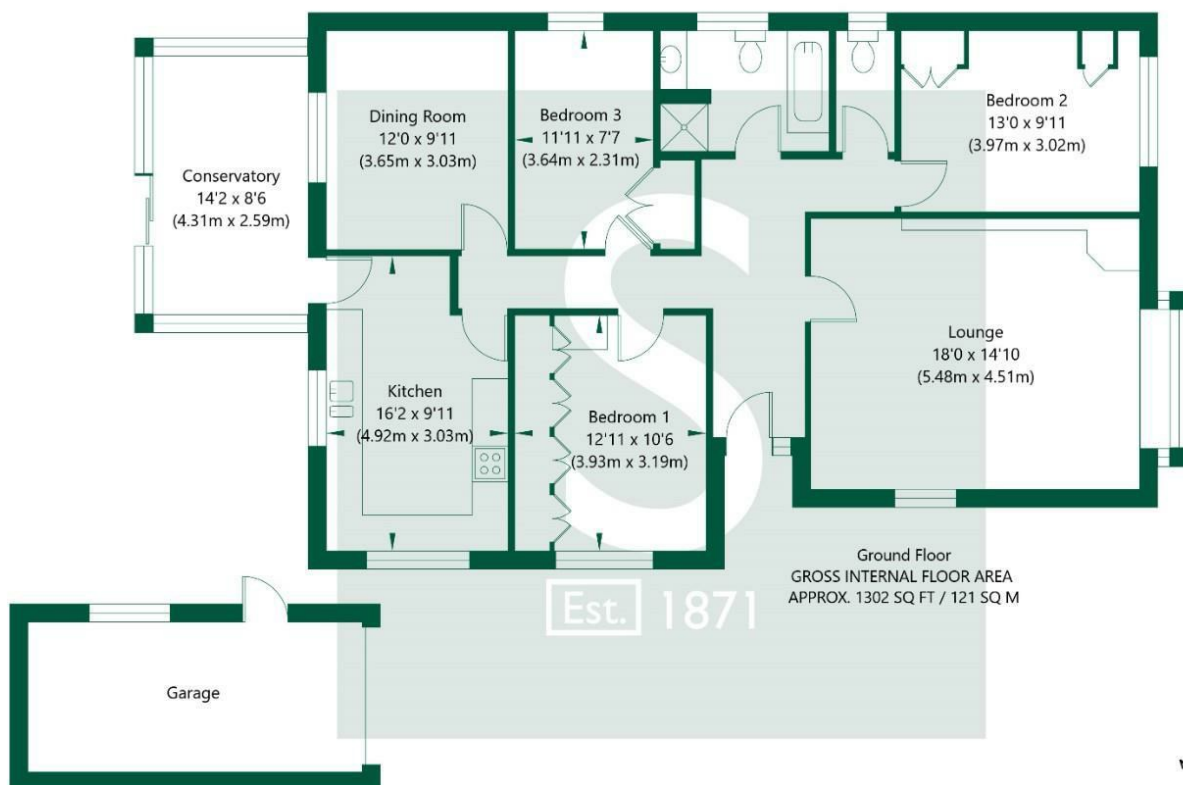
The property does require a some improvements but is sure to be popular and of strong interest to those looking to acquire a bungalow. It is therefore, as the acting agents, we strongly advise an early inspection. All viewings are strictly via the selling agent only, 01757 706707.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Moss Green Lane, Brayton, YO8 9EN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1302 SQ FT / 121 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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