



## 10 Evergreen Way, Brayton, YO8 9RD

Semi-Detached Property | Four Bedrooms | Integral Garage | Driveway Parking | Underfloor Heating | En-Suite To Master Bedroom | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Popular Village Location
- Four Double Bedrooms
- Freehold Property
- En-Suite to Master Bedroom
- Integral Garage with Driveway Parking
- EPC Rating - B
- Open Plan Living/Kitchen Area

**£290,000**

Jigsaw Move are pleased to present this modern semi-detached house on Evergreen Way nestled in the charming area of Brayton. The property offers a delightful blend of comfort and contemporary living. Built in 2020, the property spans an impressive 1,023 square feet and features four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into an open-plan living, kitchen, and dining area. This inviting space is enhanced by bi-folding doors seamlessly connect the indoor living space to the outdoor patio area, creating a perfect setting for al fresco dining or simply enjoying the garden.

The house boasts four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience for the homeowners. With the family bathrooms and WC, there is ample space for family and guests alike.

One of the standout features of this property is the underfloor heating on the ground floor, which adds a touch of luxury and warmth during the colder months. Furthermore, the property comes with a seven-year NHBC warranty, giving you peace of mind regarding the quality and durability of your new home.

The property also benefits from an integral garage equipped with plumbing, offering potential for additional utility space or storage. Parking is made easy with space for up to three vehicles, a valuable asset in today's busy world.

The property is situated in the desirable village location of Brayton. This sought after village hosts a range of local amenities including; schools, post office, petrol station and butchers. Brayton is also within walking distance to Selby Town Centre and is a great location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

This semi-detached house on Evergreen Way is not just a property; it is a lifestyle choice, perfect for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the opportunity to make this exquisite property your own.

## **GROUND FLOOR ACCOMMODATION**

### **Porch**

### **Entrance Hall**

**Living/Kitchen/Dining Room 19'8" x 20'10" (5.99m x 6.35m)**

**WC 6'4" x 2'8" (1.93m x 0.81m)**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom One 13'8" x 11'4" (4.16m x 3.45m)**

**En-suite 3'10" x 7'9" (1.18m x 2.35m)**

**Bedroom Two 13'8" x 9'1" (4.16m x 2.77m)**

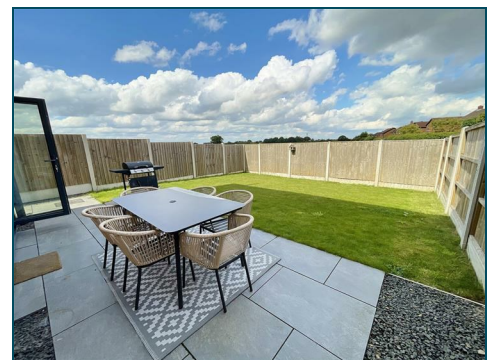
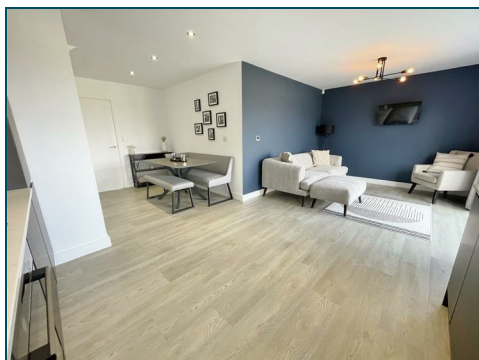
**Bedroom Three 12'0" x 10'7" (3.66m x 3.22m)**

**Bedroom Four 11'11" x 9'10" (3.63m x 2.99m)**

**Bathroom 7'0" x 6'3" (2.13m x 1.91m)**

## **EXTERNAL**

**Garage 17'11" x 9'2" (5.46m x 2.80m)**



## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

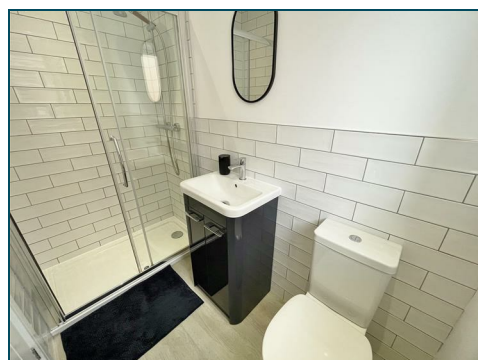
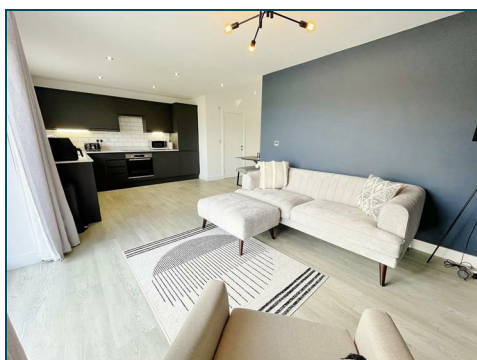
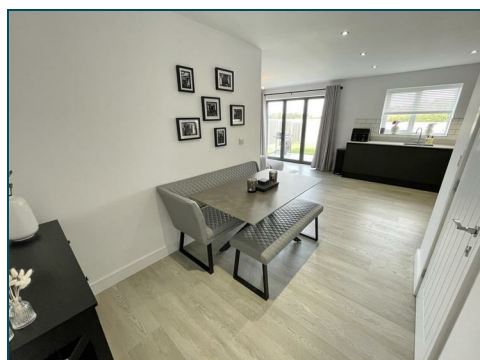
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

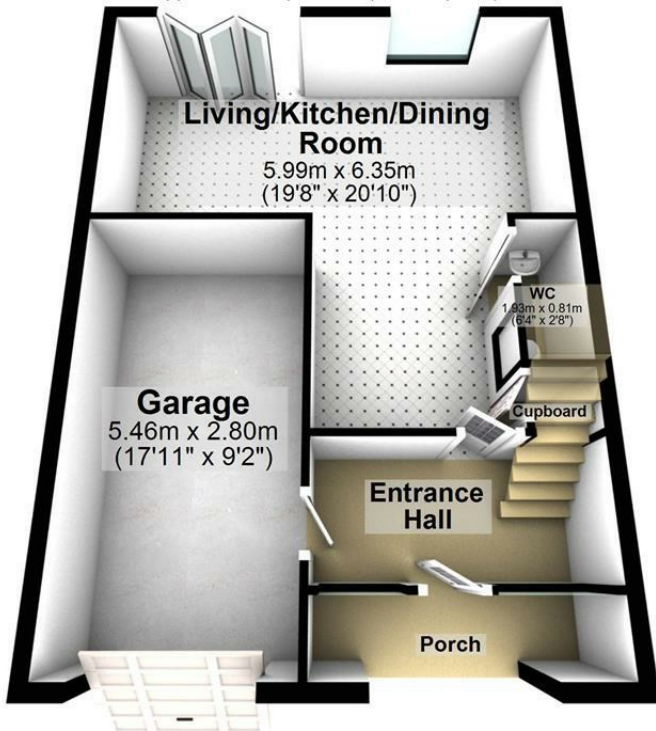
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



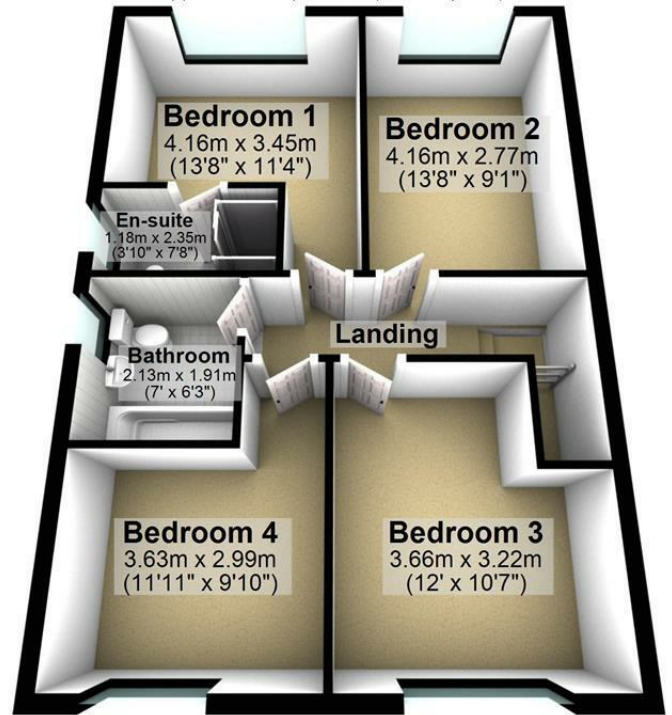
## Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



## First Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



Total area: approx. 113.3 sq. metres (1219.4 sq. feet)

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 83      |           |
| EU Directive 2002/91/EC                     |  |         |           |

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



**safeagent**  
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