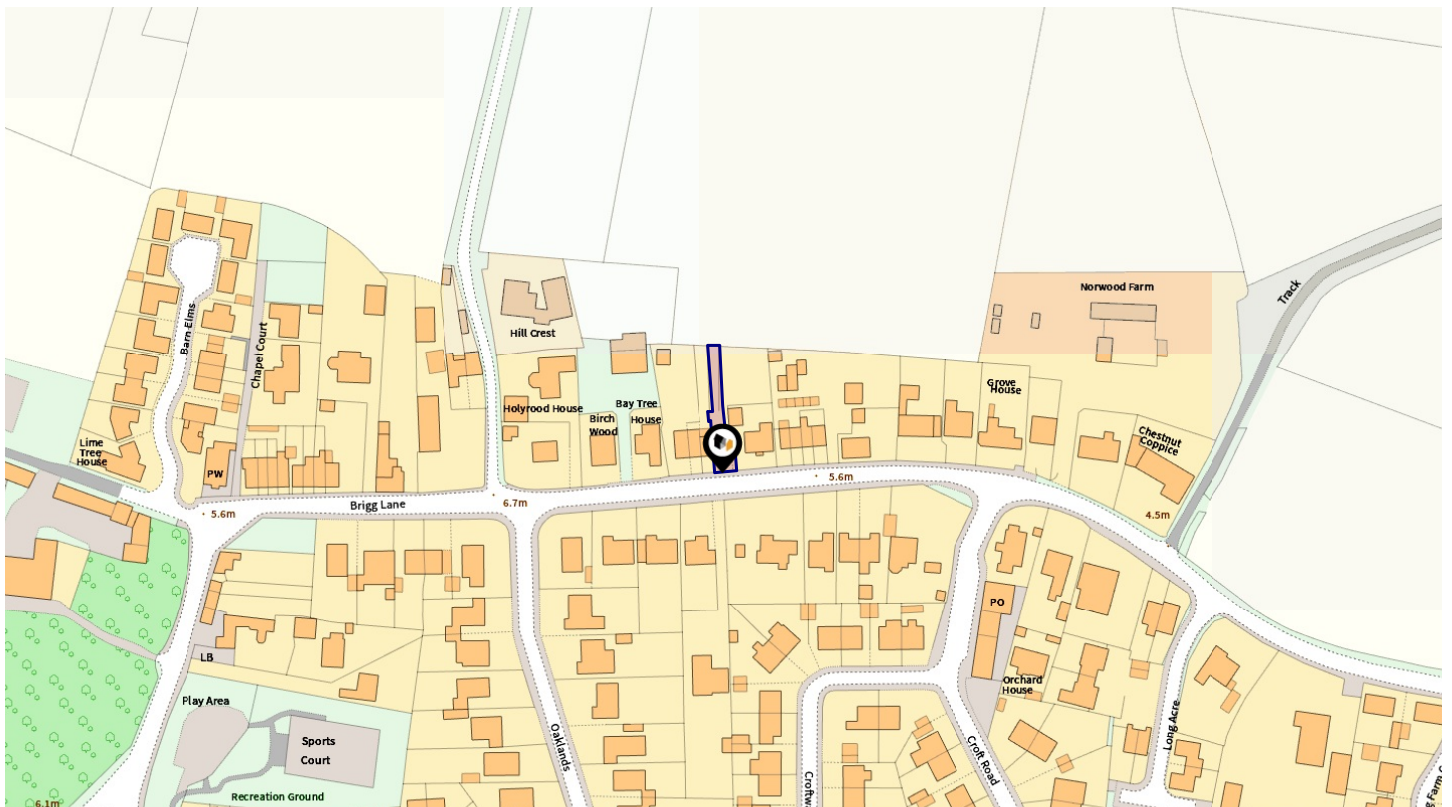


KEY FACTS FOR BUYERS

Brigg Lane, Selby, YO8

November 2021



A guide to this property and the local area

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INTRODUCTION

RECEPTION ROOM ONE 10' 11" x 13' 1" max (3.35m x 4.01m)- Electric fire, carpet, central heating radiator, window to the front, opens into

RECEPTION ROOM TWO 9' 0" x 11' 0" (2.75m x 3.36m)- Carpet, window to the rear.

KITCHEN 8' 9" x 7' 10" (2.67 m x 2.39m)- With stainless steel T-bar door and drawer furniture, colour effect food preparation surfaces with complimentary splash back tiling, space and plumbing for automatic washing machine, single bow, stainless steel sink with mixer tap, stripped floorboard effect floor covering, window to the side.

REAR LOBBY 2' 11" x 3' 8" (0.91m x 1.13m)- With flooring running through from kitchen, window to the side, UPVC door with double glazed opaque and leaded insert opens out into the rear.

Carpeted staircase with painted handrails leads to landing, radiator, window to the side, access to roof void, doors off.

BEDROOM ONE 10' 11" x 11' 1" max (3.34m x 3.38m)- Central heating radiator, window to the front.

BEDROOM TWO 11' 1" x 7' 10" max reducing to 1.4m (3.4m x 2.4m)- Radiator, window to the front.

BEDROOM THREE 8' 10" max x 11' 0" max (2.7m x 3.37m)- Radiator, window to the rear giving views over garden and open country side.

BATHROOM 5' 4" x 7' 10" (1.65m x 2.4m)- White suite which comprises dual low level flush W.C, pedestal wash hand basin, panelled bath with mains fed shower and shower screen, storage cupboard containing Worcester gas combination boiler, radiator, stripped floor board effect floor covering, window to the rear.

FRONT- To the front is a dwarf wall leading to low maintenance garden, walkway leads to the front door and continues round the side, with outside cold water supply, good quality timber perimeter fencing.

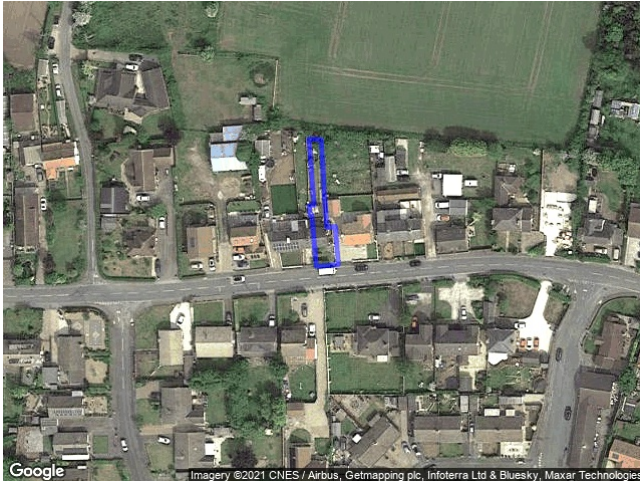
REAR- To the rear is a fully enclosed garden, benefitting from good quality timber perimeter fencing, incorporating some concrete posts and gravel boards, behind the garage is a paved patio area, further patio area to the rear with outside water supply, timber pedestrian access gate, brick built storage shed with timber door, the remainder of the garden is predominately laid to lawn, flower beds and further paved patio area.

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PROPERTY OVERVIEW

BRIGG LANE, SELBY, YO8



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Terraced
3 Bedrooms

Plot Size: 0.06 acres

Council Tax Band: B

Annual Cost: £1,494.41 (min)

Land Registry
Title Number: NYK397953

Tenure: Freehold

AREA KEY FACTS

Local Authority: SELBY

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 18 Mbps

Superfast: 59 Mbps

Mobile Coverage
(based on voice calls made indoors)


EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY

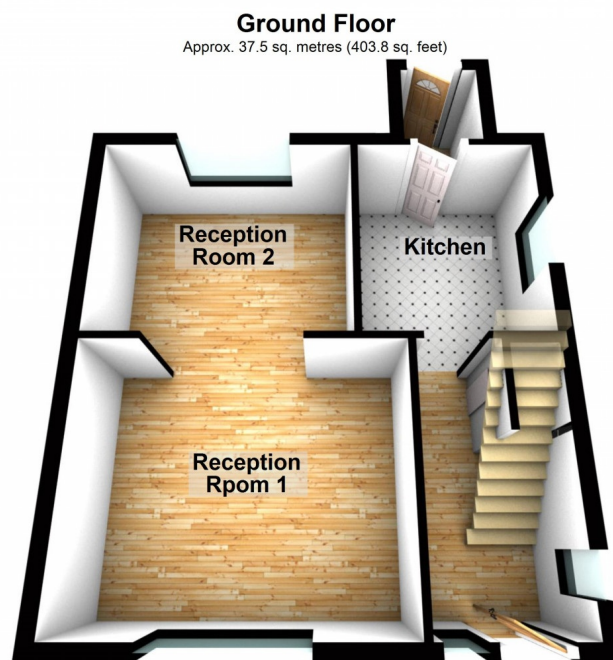


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PROPERTY OVERVIEW

FLOORPLANS



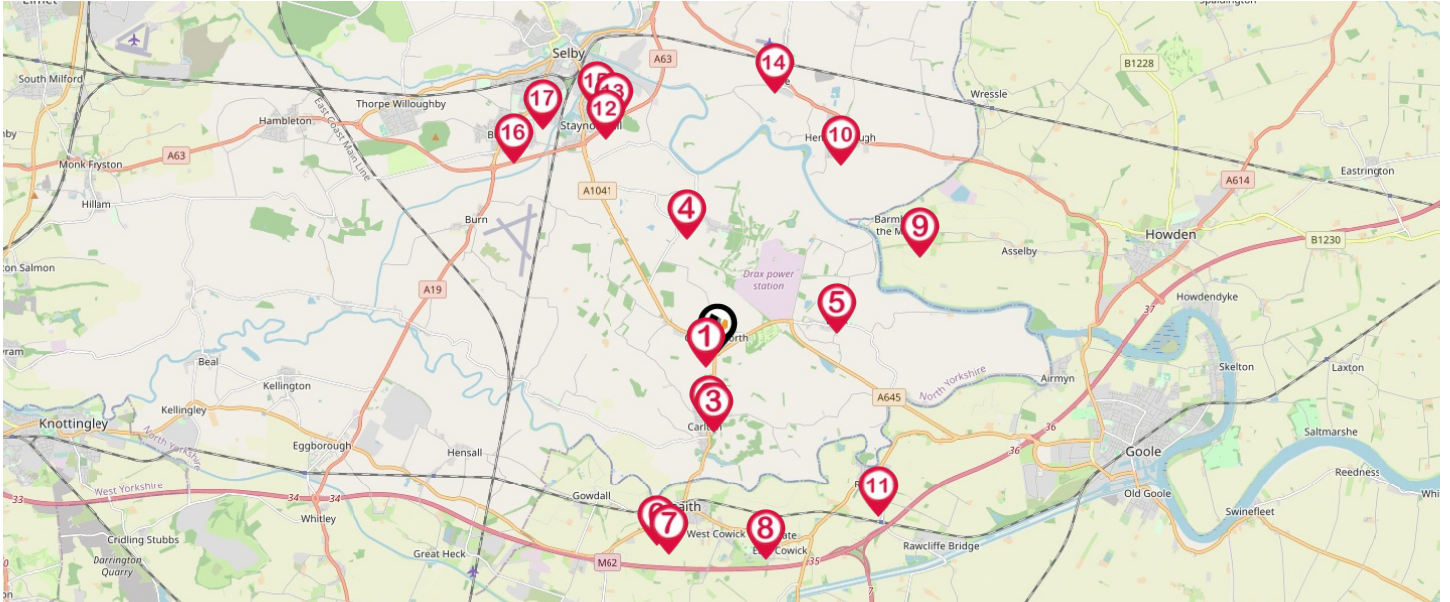
Total area: approx. 73.7 sq. metres (793.5 sq. feet)

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



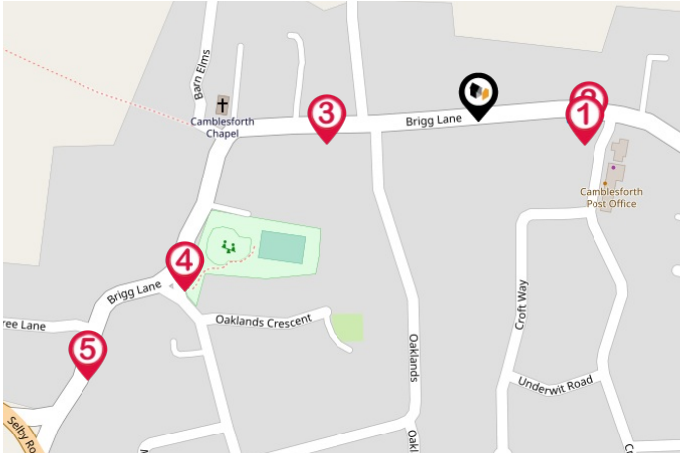
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Camblesforth Community Primary Academy	Requires improvement	83	0.22 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Holy Family Catholic High School, Carlton	Requires improvement	444	1.01 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Carlton Primary School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barlow Church of England Voluntary Controlled Primary Sc...	Good	58	1.65 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Read School	-	220	1.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	The Snaith School	Good	917	2.78 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Snaith Primary School	Outstanding	347	2.87 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cowick Church of England Voluntary Controlled Primary Sc...	Good	116	2.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Barmby-on-the-Marsh Primary School	Good	49	3.19 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hemingbrough Community Primary School	Requires improvement	146	3.2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Rawcliffe Primary School	Good	105	3.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Staynor Hall Primary Academy	Good	268	3.36 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Selby College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Cliffe Voluntary Controlled Primary School	Good	110	3.75 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Barwic Parade Community Primary School, Selby	Good	267	3.78 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Brayton Church of England Primary School	-	361	3.88 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Selby, Longman's Hill Community Primary School	Good	206	3.95 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

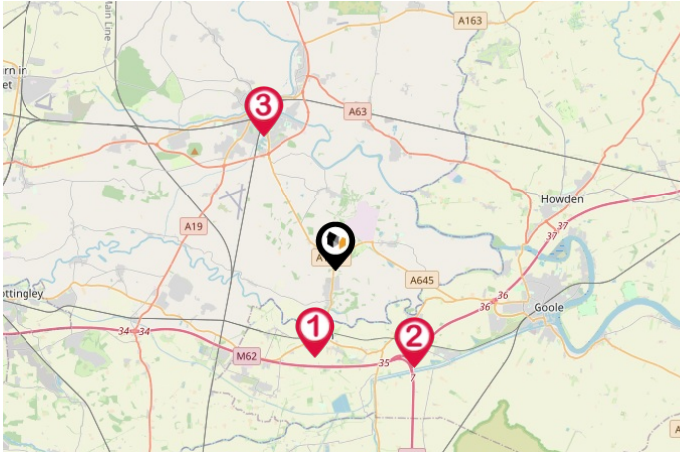
- 1 - Croft Road | 0.05 miles
- 2 - Grove House | 0.05 miles
- 3 - Camela Lane | 0.06 miles
- 4 - Mill Lane | 0.15 miles
- 5 - Village Hall | 0.2 miles

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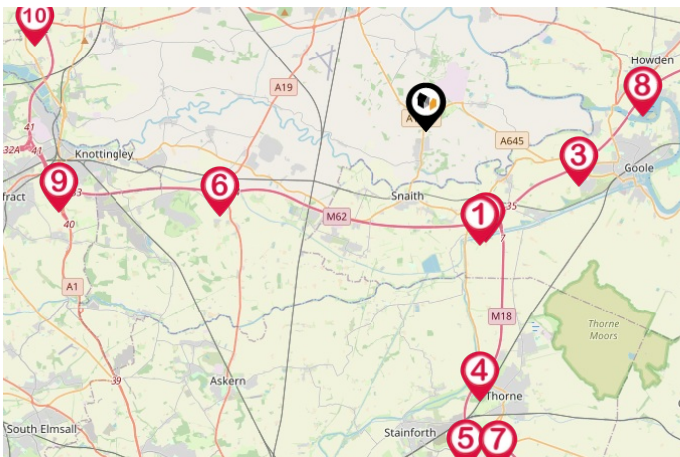
LOCAL AREA

NEAREST TRANSPORT LINKS



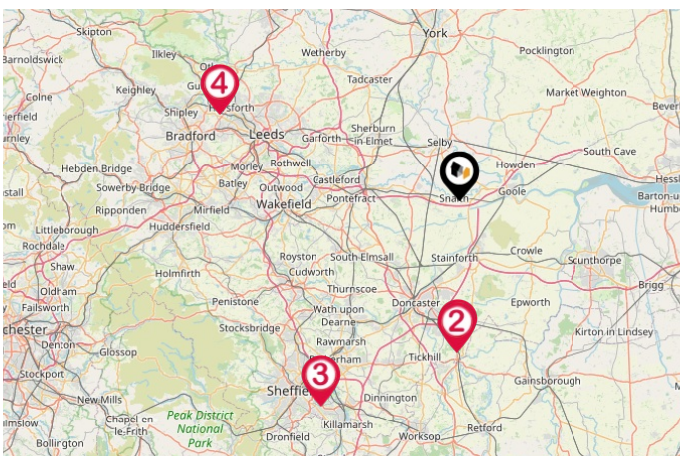
NATIONAL RAIL STATIONS

- 1 - Snaith Rail Station | 2.46 miles
- 2 - Rawcliffe Rail Station | 3.56 miles
- 3 - Selby Rail Station | 4.23 miles



TRUNK ROADS/MOTORWAYS

- 1 - M18 J7 | 3.56 miles
- 2 - M62 J35 | 3.58 miles
- 3 - M62 J36 | 4.67 miles
- 4 - M18 J6 | 7.74 miles
- 5 - M18 J5 | 9.54 miles
- 6 - M62 J34 | 6.14 miles
- 7 - M180 J1 | 9.73 miles
- 8 - M62 J37 | 6.22 miles
- 9 - M62 J33 | 10.44 miles
- 10 - A1(M) J42 | 11.11 miles



AIRPORTS/HELIPADS

- 1 - Robin Hood Doncaster Sheffield Airport | 16.76 miles
- 2 - Robin Hood Doncaster Sheffield Airport | 17.11 miles
- 3 - Sheffield City Airport | 27.46 miles
- 4 - Leeds Bradford International Airport | 28 miles

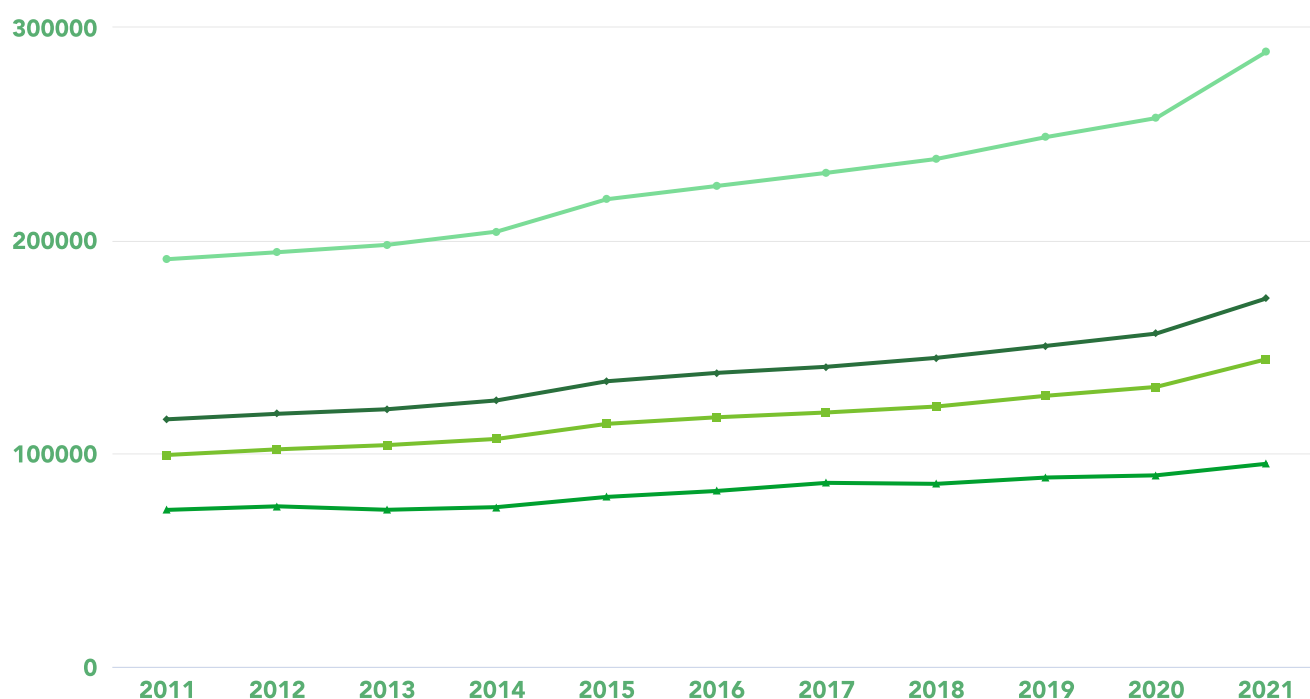
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR YO8

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 29.34%



TERRACED
+ 45.13%



SEMI-DETACHED
+ 48.77%



DETACHED
+ 50.83%

£160,000

Price Guide

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Housesetc commenced trading at the beginning of 2008 on the back of one of the biggest market slumps in living memory, this taught us many vitally important lessons and good habits which have served us well. Our aim at the start of every transaction is always to exceed our clients' expectations, our many 5-star customer ratings proves we continually meet this objective.

Housesetc is a multi award winning independent estate agent covering East and North Yorkshire, North Lincolnshire and beyond and our friendly, professional & enthusiastic team provide an unrivalled customer experience whether you are selling or buying.

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Data Partners:



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