



Prospect Row Doncaster Road, Brayton, YO8 9HB

In Excess of £325,000



Prospect Row Doncaster Road

Brayton, Selby, YO8 9HB

- Four Bed Detached Family Home
- South West Facing Rear Garden
- 130 Sq. M./ 1400 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'C'
- Council Tax Band 'E'



Situated in this sought-after Village, this well presented four-bedroom detached family home has great transport links and easy access to the nearby school and amenities.

The well planned accommodation is set over three floors to provide flexible living to suit a range of families.

Entering the house into the hallway you can go right into the spacious lounge with dual aspect windows at one end and French doors at the other leading into the rear garden. Turning left from the hallway you enter the kitchen/diner with modern fitted kitchen units, worksurfaces, breakfast bar and space for a dining table with view out into the garden. The ground floor accommodation also comprises study, rear porch and ground floor w.c

Upstairs to the first floor, the property continues to impress with two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom benefits from an ensuite shower room, providing a private sanctuary for the new homeowners.

On the second floor are two further double bedrooms.

Externally the property has a secure rear south-west facing garden mainly laid to lawn with patio area.

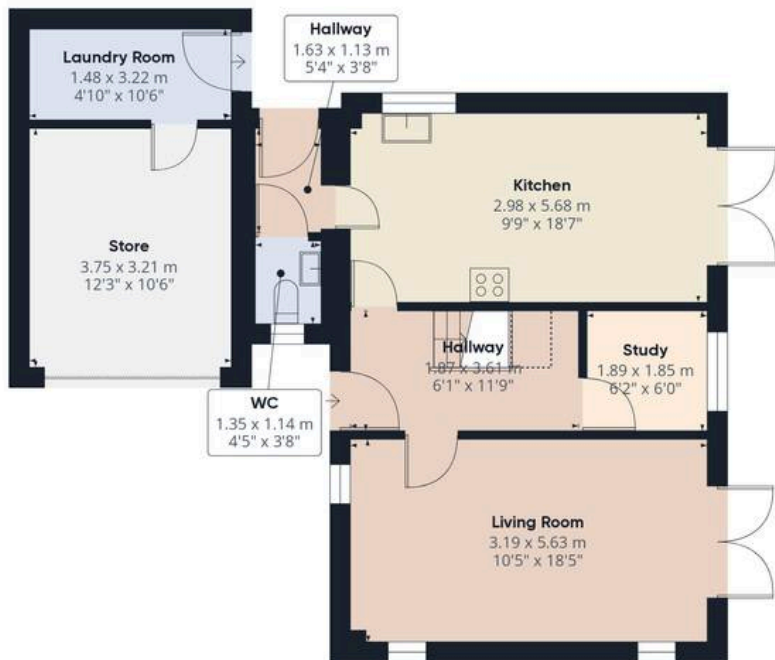
To the front is parking for at least two cars as well as access to the store/utility space.

In conclusion, this exceptional property offers a blend of comfort, style, and functionality, making it a true gem in the real estate market. Book your viewing today to experience the charm and elegance of this stunning family home,

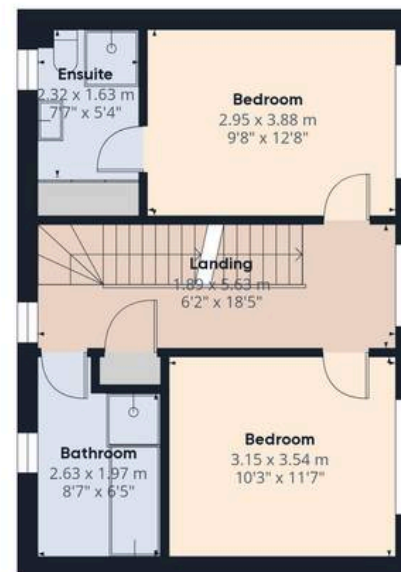
N.B - Please note the property is priced to sell and does require some work doing to the main bathroom on the first floor.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

130.12 m²
1400.61 ft²

Reduced headroom

1.38 m²
14.8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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