



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Moat Way, Brayton, Selby

Asking Price £250,000

**HUNTERS**<sup>®</sup>

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**NO ONWARD CHAIN.** Hunters Selby are delighted to be able to offer for sale this well presented two bedroom detached bungalow situated within the popular village of Brayton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, kitchen, living room, two bedrooms and a bathroom. To the front of the property there is a driveway leading to the garage along with a garden laid to lawn and shrub borders. To the rear of the property patio area with a garden laid to lawn and fencing around the perimeter. Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

Brayton is located within close proximity to Selby, and has bus links between Selby and Doncaster. Amenities include a Tesco Express, two public houses, a post office and a butcher. The village also plays host to a community and events centre, while education is provided by a primary and secondary school in the village, both rated “good” by Ofsted.

## DIRECTIONS

From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane and then take the third right onto Moat Way where the property can be identified on the left hand side by our Hunters for sale board.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

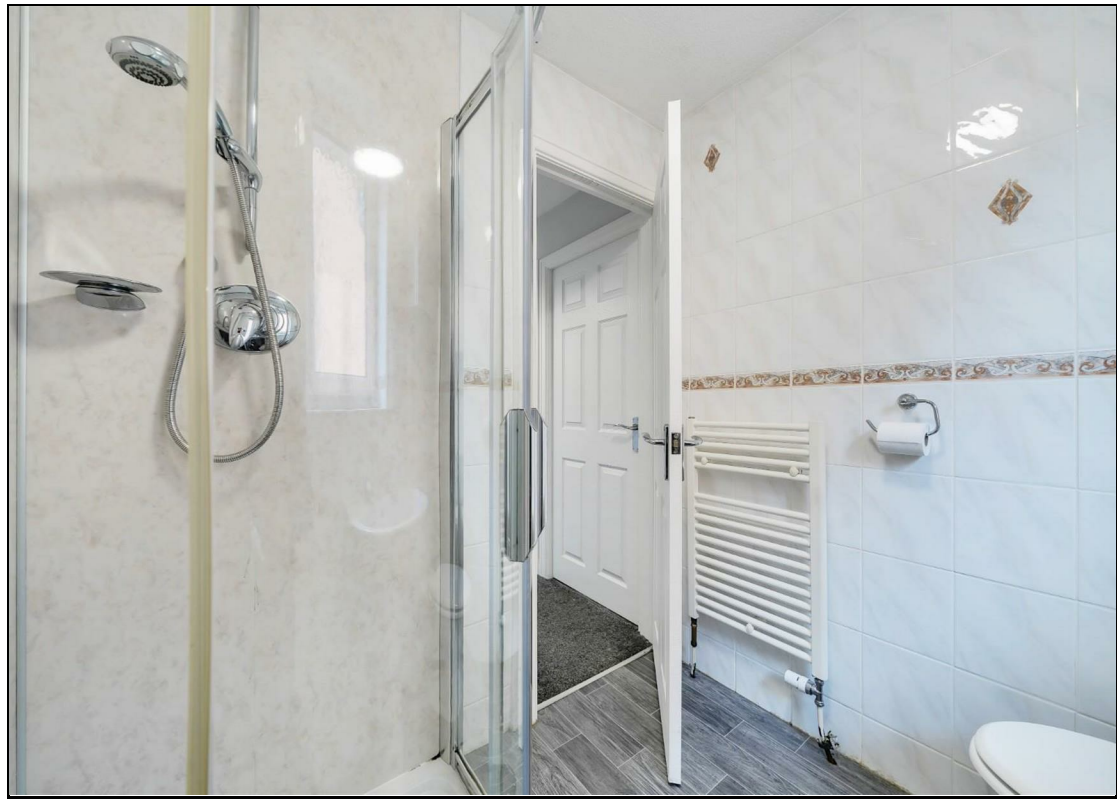
EPC Rating : D

## KEY FEATURES

- NO ONWARD CHAIN
- DETACHED BUNGALOW
  - TWO BEDROOMS
  - UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
  - GARAGE
  - GARDEN
- VIEWING COMES HIGHLY RECOMMENDED
- VILLAGE LOCATION
- EPC RATING : D

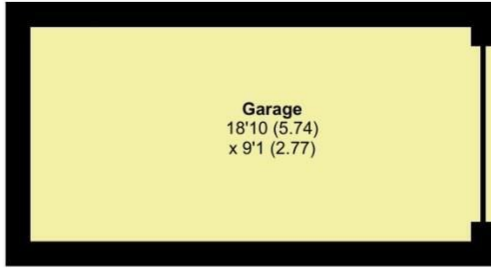




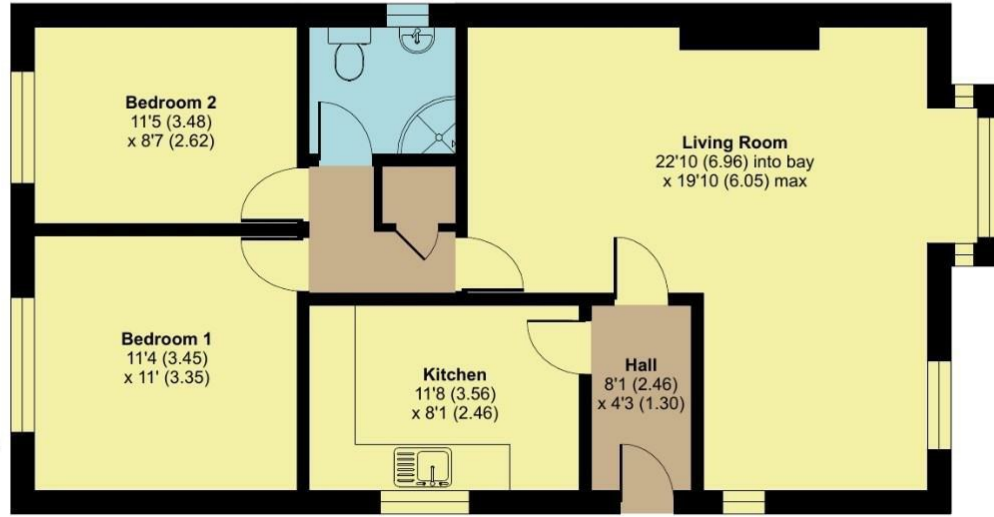


# Moat Way, Brayton, Selby, YO8

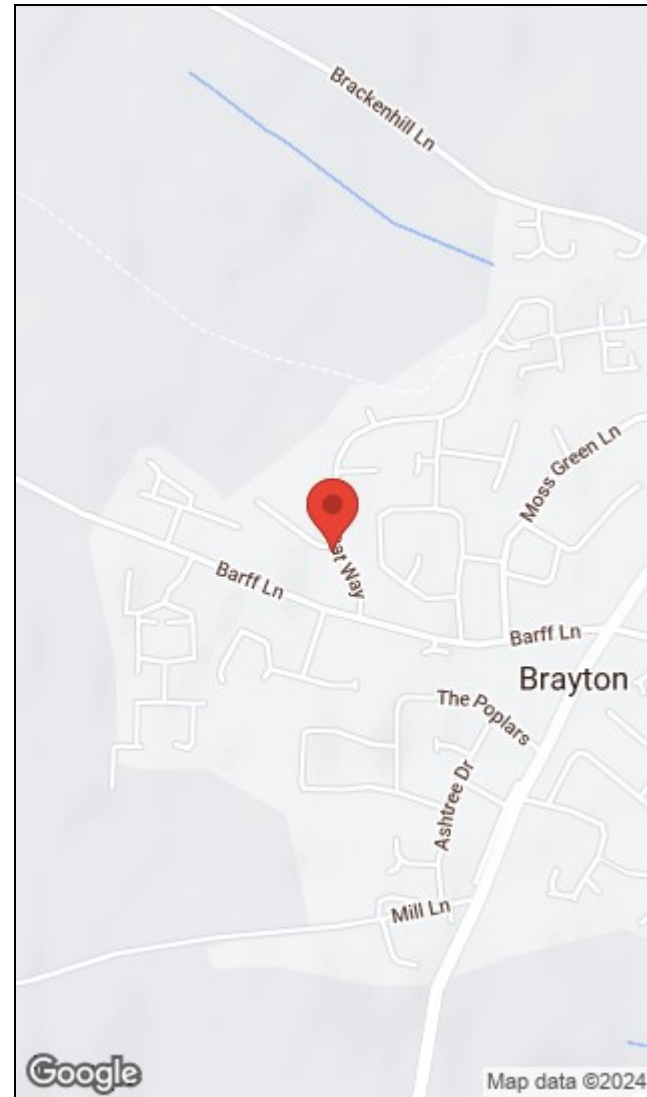
Approximate Area = 783 sq ft / 72.7 sq m  
 Garage = 173 sq ft / 16 sq m  
 Total = 956 sq ft / 88.8 sq m  
 For identification only - Not to scale



**GARAGE  
 APPROX FLOOR  
 AREA 16 SQ M  
 (173 SQ FT)**



**GROUND FLOOR  
 APPROX FLOOR  
 AREA 72.7 SQ M  
 (783 SQ FT)**



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1116872

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																					
Current	Potential	Current	Potential																				
Very energy efficient - lower running costs																							
Very environmentally friendly - lower CO <sub>2</sub> emissions																							
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EU Directive 2002/91/EC		EU Directive 2002/91/EC																					

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