



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

125 Moat Way, Brayton, Selby, YO8 9TB

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# 125 Moat Way, Brayton, Selby, YO8 9TB

## Asking Price £495,000

### DESCRIPTION

Situated within a substantial plot. Hunters (Selby) are delighted to be able to offer for sale this well presented five bedroom detached home situated within the popular village of Brayton. The property benefits from a new gas central heating system and UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c., two lounge areas, kitchen/dining room, utility room and garage to the ground floor. To the first floor bedroom one has en-suite bathroom. bedroom two also has an en-suite bathroom. There is two further double bedrooms, a single room and a family bathroom. To the front of the property there is a driveway with parking that leads to a double garage along with a garden laid to lawn. To the rear of the property there is a further gravelled paved patio area along with a decking area and a garden laid to lawn with open aspect views and fencing around the perimeter. Viewing comes highly recommended to appreciate this property 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, hairdressers, 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 then turn the third right onto Moat Way. Continue onto Moat Way and the property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; E  
EPC rating: C

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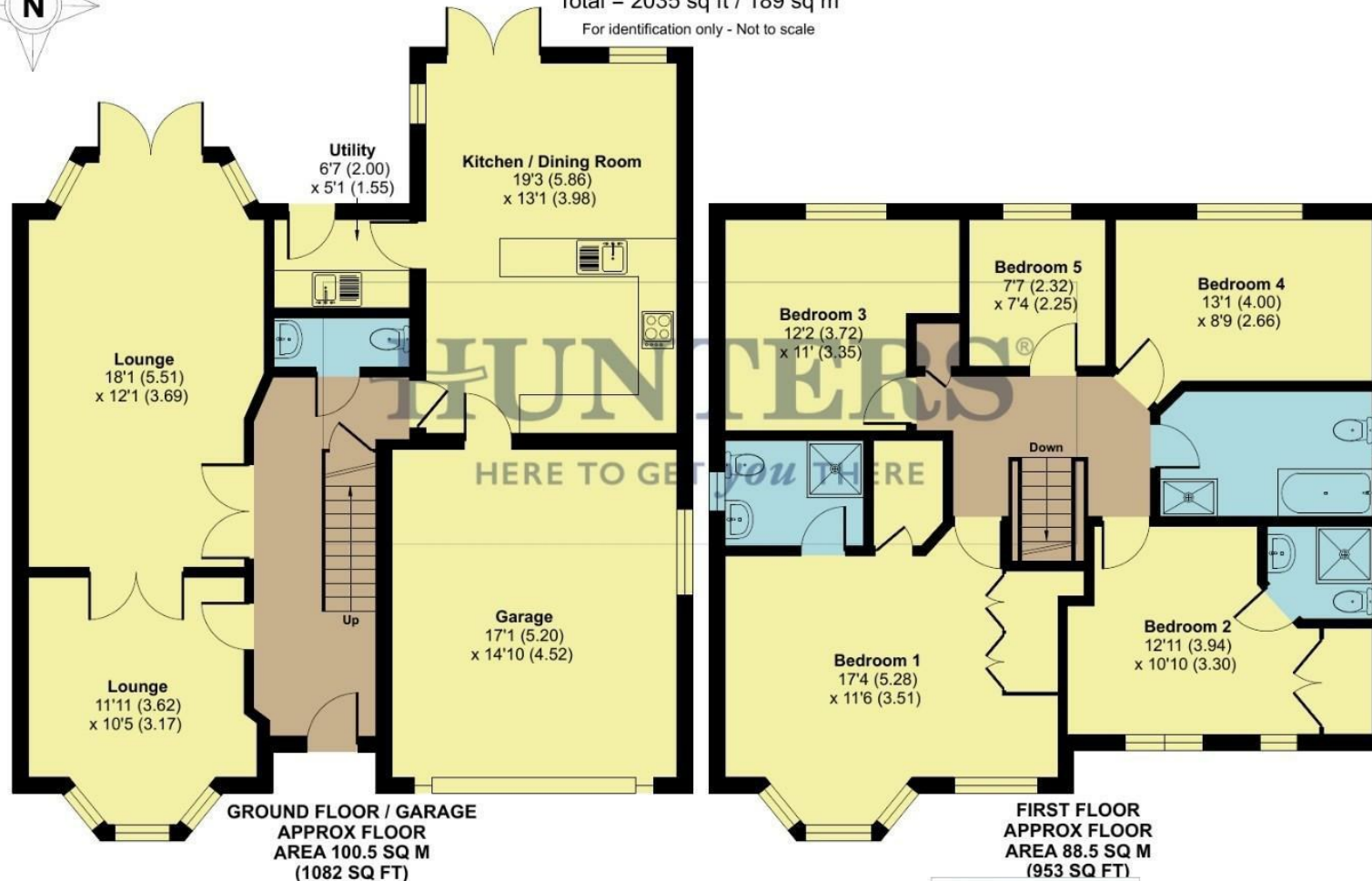
# Moat Way, Brayton, Selby, YO8

Approximate Area = 1782 sq ft / 165.5 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 2035 sq ft / 189 sq m

For identification only - Not to scale



**GROUND FLOOR / GARAGE**  
**APPROX FLOOR**  
**AREA 100.5 SQ M**  
**(1082 SQ FT)**

**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 88.5 SQ M**  
**(953 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	86
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







