



**Moat Way, Brayton SELBYYO8 9TE**



*welcome to*

**Moat Way, Brayton SELBY**

This first-floor apartment on Moat Way offers a bright lounge with a fireplace, a practical kitchen, two double bedrooms and a bathroom with an overhead shower. With on-street parking and a great price, it's an ideal first-time buyer home.



This first-floor apartment on Moat Way in Brayton offers comfortable, well-presented living in a convenient Selby location. The lounge features carpet flooring, an electric radiator and a charming fireplace, creating a warm and inviting space. The kitchen includes wall and base units, space for appliances, laminate flooring and an extractor fan. The hallway provides useful storage with a cupboard housing a serviced boiler.

There are two double bedrooms, both with carpet flooring, electric heaters and windows, with the main bedroom benefiting from fitted wardrobes. The bathroom is equipped with a bath and overhead shower, a sink and a toilet.

With on-street parking, a practical layout and a fantastic price point, this is an ideal home for first-time buyers or anyone seeking an affordable, well-kept apartment in a popular area.

**Lounge**

**Kitchen**

**Hallway**

**First Bedroom**

**Second Bedroom**

**Bathroom**

**Parking**



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## welcome to Moat Way

- First Floor Apartment.
- Two Double Bedrooms.
- Allocated Parking Space.
- Family Bathroom.
- Great Location!

Tenure: Leasehold EPC Rating: Awaiting  
Council Tax Band: B Service Charge: 1146.72  
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers over  
**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108830 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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