



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: Awaited

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



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SEL108830 - 0003



Please note the marker reflects the
postcode not the actual property



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