



30 Peregrine Square

Brayton
YO8 9SG

50% Shared ownership
£115,000



- END TOWN HOUSE
- THREE BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- MODERN KITCHEN
- GAS HEATING AND DOUBLE GLAZING
- LANDSCAPED REAR GARDEN
- POPULAR VILLAGE LOCATION
- 50% SHARED OWNERSHIP
- TERMS AND CONDITIONS APPLY





Welcome to Peregrine Square, Brayton, Selby - a charming townhouse that could be your next dream home! This delightful property boasts a reception room, a modern kitchen, three bedrooms, and a well-appointed bathroom. Situated in a popular village location, this townhouse offers a perfect blend of comfort and convenience. The landscaped rear garden is a tranquil oasis where you can unwind after a long day or entertain guests on a sunny afternoon.

Composite entrance door leading into:-

Entrance hall

With stairs off to the first floor. Storage cupboard and radiator.

Cloakroom

Having a white suite comprising wash hand basin and wc.

Kitchen

3.13m x 2.95m (10'3" x 9'8")

Having a good range of modern units. Complimentary work surfaces incorporating a stainless steel sink, Integrated electric oven and hob with extractor over. Plumbing for washing machine and dishwasher. Space for a tall fridge / freezer. With a window to the front elevation.

Living Room

4.12m x 4.82m (13'6" x 15'10")

Having a window to the rear elevation and french doors leading into the garden.

Landing

With doors off and storage cupboard. Access to loft, which has been part boarded with a pull down loft ladder.

Bedroom 1

4.12m x 2.58m (13'6" x 8'6")

Having a window to the rear elevation and a radiator.

Bedroom 2

4.27m x 2.58m (14'0" x 8'6")

Having a window to the front and a radiator.

Bedroom 3

2.90m x 2.14m (9'6" x 7'0")

Having a window to the rear and a radiator.



Bathroom

Having a white suite comprising panelled bath with shower over, wash hand basin and wc. With a window to the front elevation and a radiator.

Outside

To the front is a small lawned area and driveway to the side providing off road parking. The rear garden has been landscaped with a small lawn, pebbled area and paved patio.

Utilites

- Mains Gas
- Mains Electric
- Mains Water (metered) and Mains Sewerage
- Mobile - 4G
- Broadband FTTP - Ultrafast

Tenure

Leasehold with a lease of 122 years.

Fees

There is a monthly rent of £ 272.90 which will be in addition to any mortgage payments.
There is a management fee of £ 32.37 per month which includes buildings insurance

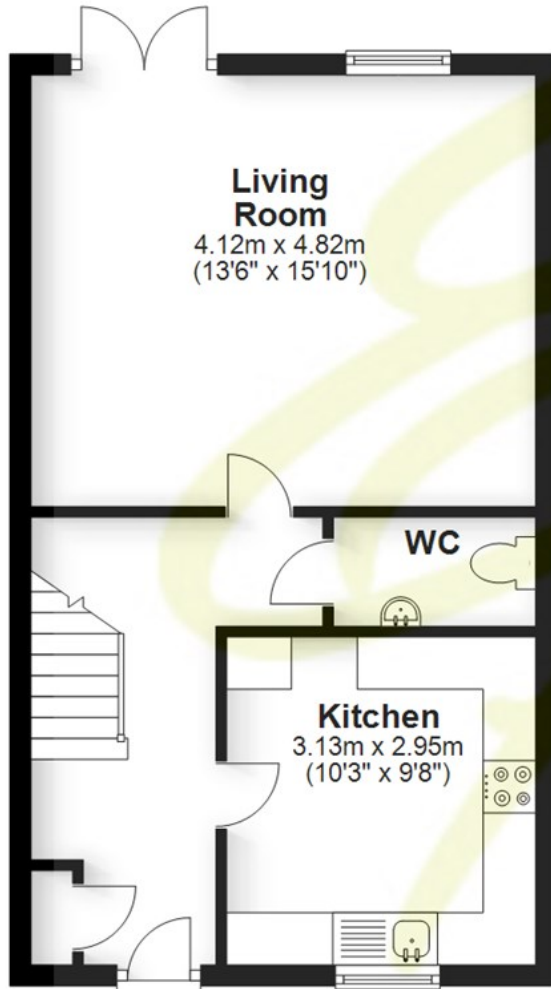
Eligibility

There are eligibility conditions to be met regarding income and affordability before you can be considered to purchase this property. Please ask for further details.



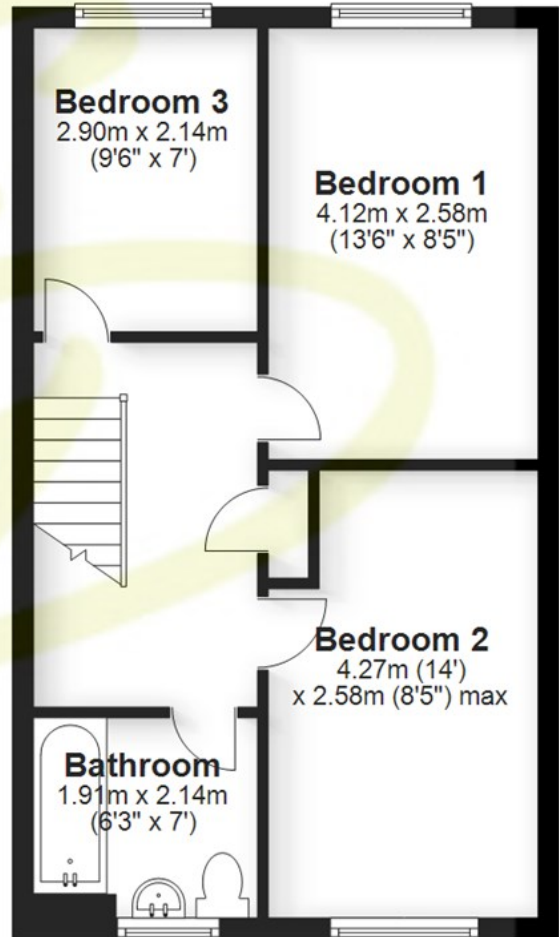
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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