

Park Row

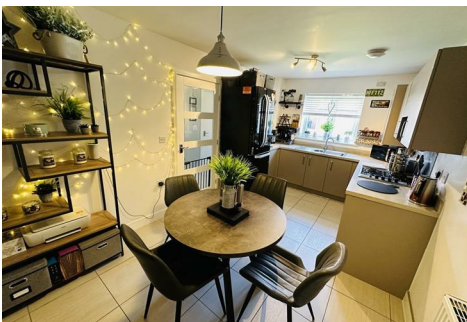


Hobby Way, Brayton, Selby, YO8 9SH

Offers Over £260,000

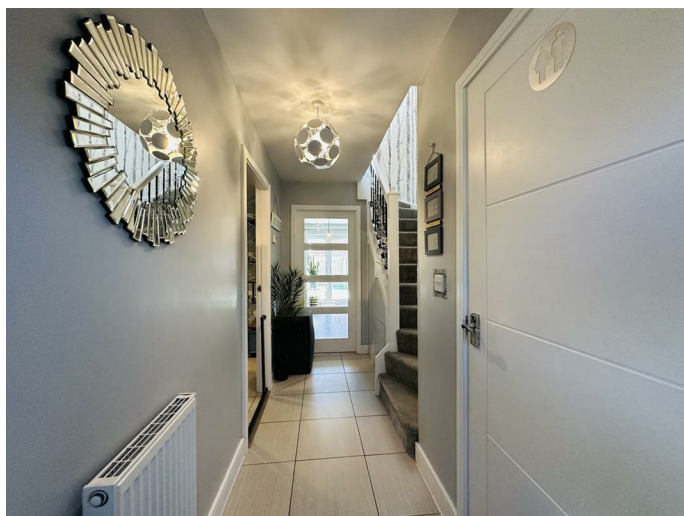


**** CLOSE TO SCHOOLS AND LOCAL AMENITIES ** GREAT COMMUTER LINKS **** Situated in the sought after village of Brayton, this beautifully presented family home briefly comprises: Hallway, Ground Floor WC, Kitchen Diner and Lounge. To the First Floor are three bedrooms, one with an En-Suite, and a Family Bathroom. The loft of this property also benefits form loft hatch ladders, having power and being boarded. Externally, the property benefits from a garden to the front with a driveway for off-street parking, as well as a fully enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**



Ground Floor Accommodation - Hallway

14'7" x 3'10" (4.45m x 1.18m)



Composite panel effect door with double glazed frosted panels to the front elevation. Stairs leading to the First Floor Accommodation with balustrade, decorative metal spindles and concealed door to under stairs storage. Tiled flooring, central heating radiator and doors leading off.

Ground Floor WC

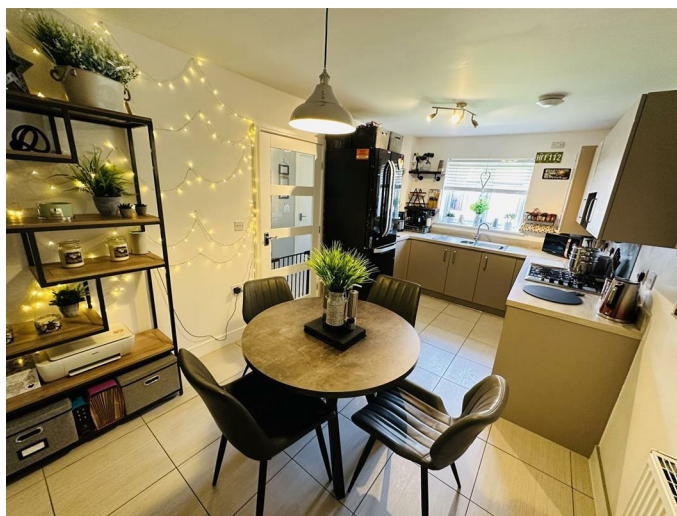
5'6" x 2'11" (1.69m x 0.91m)



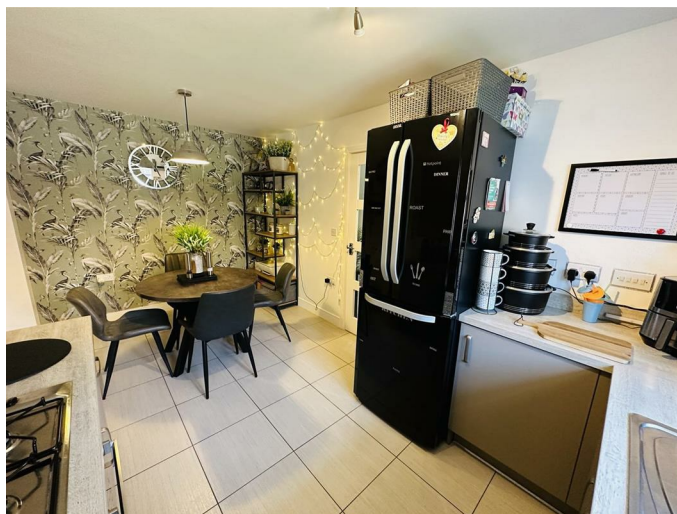
White low-flush WC with chrome fittings. White pedestal wash hand basin with chrome mixer tap and tiled splashback. UPVC double glazed frosted window to the front elevation. Tiled flooring, central heating radiator and extractor fan.

Kitchen Diner

15'8" x 9'1" (4.78m x 2.79m)



Range of base and wall units. One-and-a-half bowl stainless steel sink and drainer with brushed chrome mixer tap, set into wood effect laminate worksurface with matching upstand. Integrated appliances include: electric oven, four ring gas hob and electric extractor fan. UPVC double glazed window to the front elevation. Plumbing for washing machine, tiled flooring and central heating radiator.

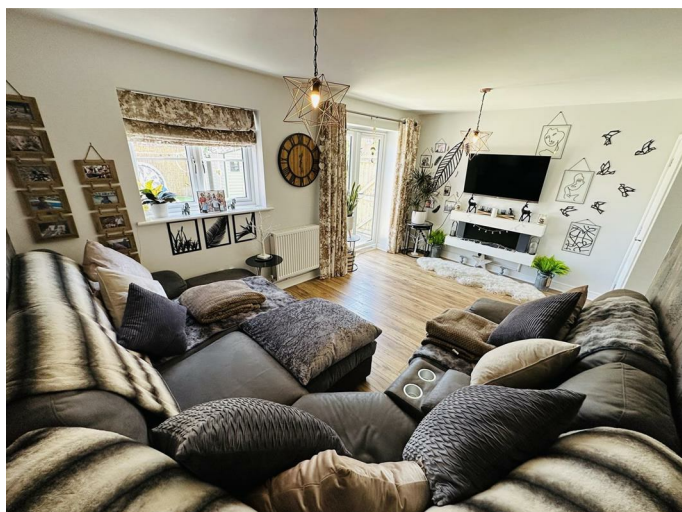


Lounge

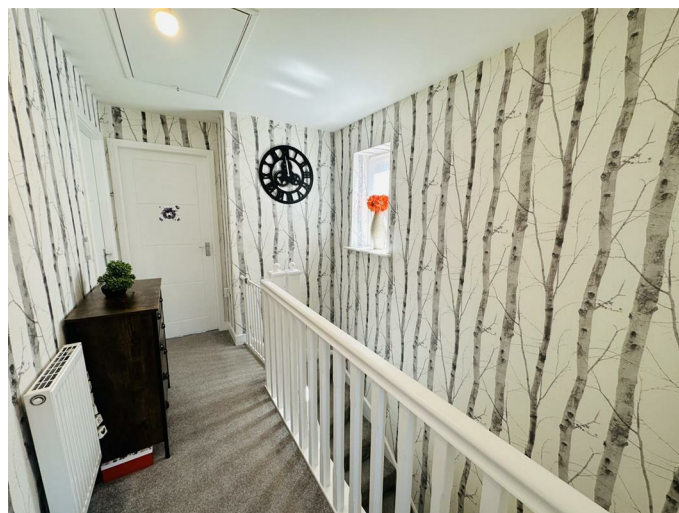
16'4" x 14'0" (4.98m x 4.29m)



UPVC double glazed 'French' doors and window to the rear elevation. Under stairs storage cupboard, wood effect flooring, central heating radiator, television and telephone points.



First Floor Accommodation - Landing



UPVC double glazed window to the side elevation. Further balustrade and spindles, central heating radiator, loft access and doors leading off. The loft to this property benefits from loft hatch ladders, having power and being boarded.

Bedroom One

14'6" x 9'0" (max) (4.42m x 2.76m (max))



UPVC double glazed window to the rear elevation. White fronted built-in wardrobes, central heating radiator, television point and door leading through into:



shower and is tiled to ceiling height. White low-flush WC with chrome fittings. White pedestal wash hand basin with chrome mixer tap and tiled splashback. Tiled flooring, central heating radiator and extractor fan.

Bedroom Two

11'5" x 9'1" (max) (3.50m x 2.77m (max))



UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

8'10" x 6'11" (2.71m x 2.13m)



UPVC double glazed window to the rear elevation, white fronted built-in wardrobes and central heating radiator.



En-Suite

7'5" x 4'10" (2.28m x 1.49m)



Chrome trimmed sliding shower cubicle housing chrome

Family Bathroom

6'11" x 5'6" (2.12m x 1.70m)



Timber panel bath with chrome mixer tap over, chrome shower attachment and tiled splashback. White low-flush WC with chrome fittings. White pedestal wash hand basin with chrome mixer tap and tiled splashback. UPVC double glazed frosted window to the front elevation. Tiled flooring, central heating radiator and extractor fan.

Exterior - Front



Flagged pathway with decorative stone borders, laid to lawn garden section and outside lamp. Tarmac driveway, providing off-street parking with outside electrical point and outside light on PIR sensor. Timber pedestrian access gate, leading through into:

Rear



Raised resin patio area with Astroturf garden section with decorative stone edging. The rear is fully enclosed with timber fence, timber posts and trellising.





Directions

On leaving Selby Town Centre towards Doncaster via Doncaster Road, continue along Doncaster Road on entering Brayton, going past Tesco Petrol Station at the traffic lights turn right onto Barff lane, then turn left onto Merlin Way. Continue on Merlin way, turning right at the fork. Turn Left onto Peregrine Square and turn right onto Kestrel Garth. Turn right again onto Hobby Way, where the property will be clearly be identified by the Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre Ultrafast (FTTP)

Mobile: 5G (Lycamobile and EE only)

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in

purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

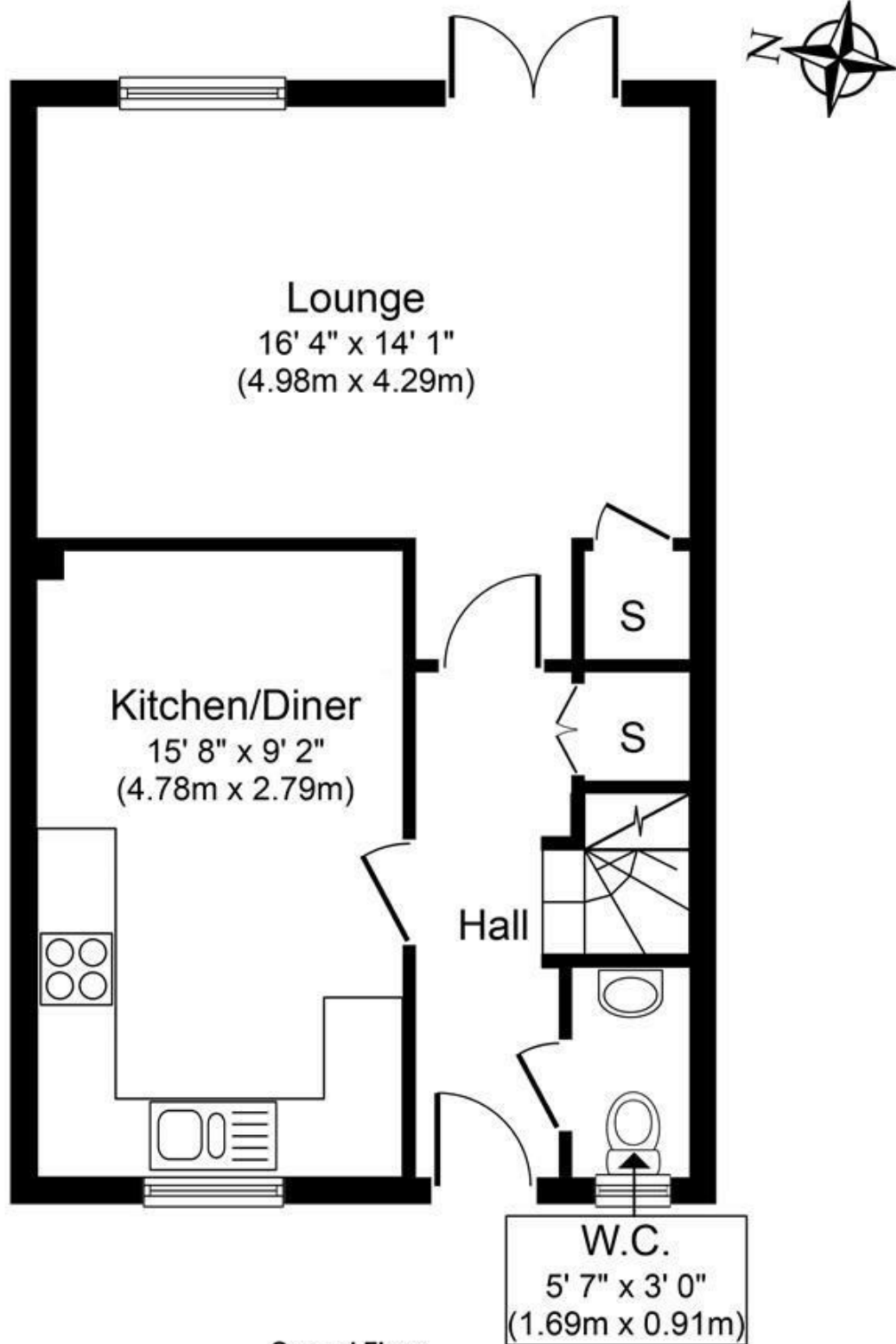
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

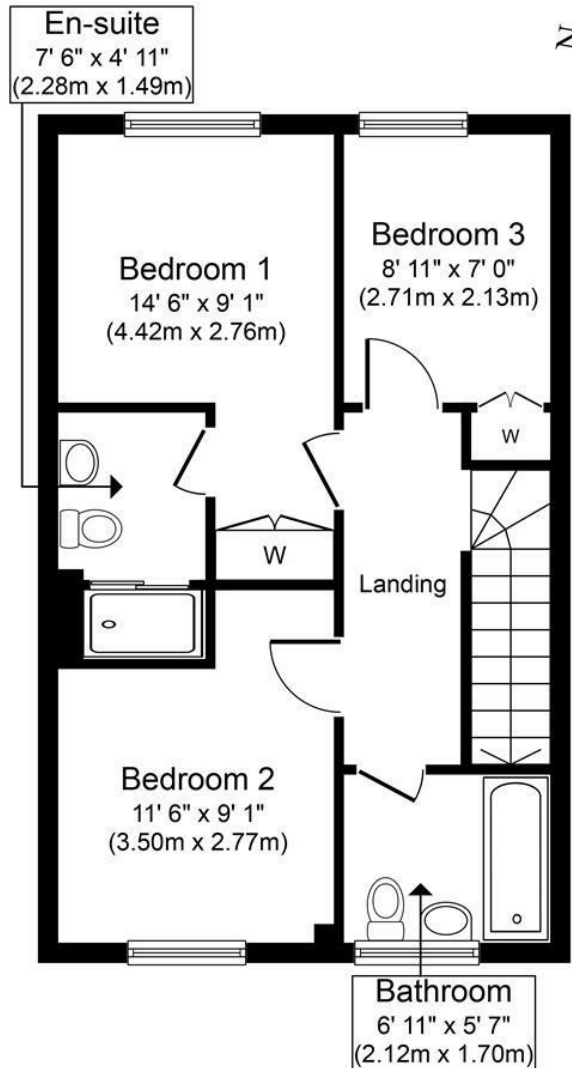
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
438 sq. ft.
(40.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
438 sq. ft.
(40.7 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	96	92-100 A	
81-91 B	84	81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
1-34 Not energy efficient - higher running costs		1-34 Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC