

Park Row



St. Wilfrids Drive, Brayton, Selby, YO8 9GR

Offers Over £350,000



**** CORNER PLOT ** SOUTH-EAST FACING ENCLOSED GARDEN ** DETACHED GARAGE **** Situated on a desirable development on the outskirts of Brayton, heading towards Brayton Barff. This detached family sized property sat on a corner plot overlooking the green briefly comprises: Hall, Ground Floor W.C, Lounge, Dining Room, Breakfast Kitchen and Conservatory. To the First Floor are four bedrooms with the Master Bedroom benefitting from En-suite and further Bathroom. Externally, the property boasts of an enclosed South-East facing garden with detached garage and parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



Ground Floor Accommodation - Entrance

Reinforced timber panel effect door with top section having double glazed frosted and leaded panel to the front elevation leading into:

Hall

15'0" x 6'4" (4.59m x 1.94m)



Staircase leading to First Floor Accommodation with handrail, balustrade and spindles and benefitting from understairs storage. Porcelain tiled flooring throughout. Further cupboard housing the ethernet system and telephone point. Central heating radiator. Timber panel effect doors leading off.



Ground Floor W.C

5'6" x 2'9" (1.68m x 0.86m)



White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over with tiled splashback. Central heating radiator, electric extractor fan and vinyl flooring.

Lounge

16'10" x 10'3" (5.14m x 3.13m)



UPVC double glazed windows to the front and side elevations giving views over the green and the garden respectively. UPVC double glazed patio doors opening into Conservatory. Oak flooring, television point, ethernet port and central heating radiator.



Dining Room

10'9" x 9'8" (3.29m x 2.97m)



UPVC double glazed windows to the front and side elevations with central heating radiator.

Breakfast Kitchen

15'1" x 15'1" maximum (4.62m x 4.62m maximum)



Range of cream fronted high-gloss base and wall units with chrome bowed handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into wood block effect laminate work surface with matching upstand.



Integrated appliances include: dishwasher, fridge freezer, washer-dryer, electric oven and four ring brushed steel gas hob with feature brushed steel and glass extractor fan over benefitting from downlighting. Central island with matching high-gloss base units with drawer sections, wood block effect laminate work surface and breakfast bar area. Cupboard housing 'Ideal' central heating boiler.



UPVC double glazed windows to the side and rear elevations. Porcelain tiled flooring, television point and central heating radiator. UPVC double glazed patio doors opening onto:

Conservatory

14'6" x 8'11" (4.43m x 2.73m)



UPVC double glazed units to the rear and side elevations benefitting from concertina pull down blinds with double glazed self-cleaning roof. UPVC double glazed sliding doors open out onto the South-East facing garden. Porcelain tiled flooring.

First Floor Accommodation - Landing

9'10" x 5'3" (max) (3.01m x 1.61m (max))



Further balustrade and spindles. UPVC double glazed window to the rear elevation, central heating radiator, loft access and panel effect doors leading off.

Master Bedroom

15'1" x 10'2" (4.62m x 3.11m)



UPVC double glazed windows to the rear and side elevations.



Television and telephone points, central heating radiator and door leading into:

En-Suite
6'9" x 3'10" (2.06m x 1.19m)



Shower cubicle with mirrored chrome 'Aqualisa' electric shower. The shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over and tiled splashback. Central heating radiator, electric extractor fan, electric shaver point and vinyl flooring. UPVC double glazed frosted window to the side elevation.

Bedroom Two
14'10" x 10'2" (max) (4.53m x 3.10m (max))

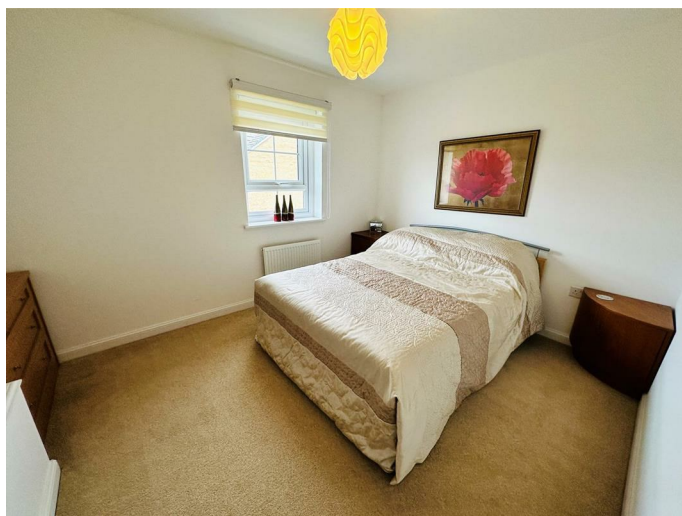


UPVC double glazed windows to the front and side elevations and central heating radiator.



Bedroom Three

12'2" x 10'2" (max) (3.73m x 3.11m (max))



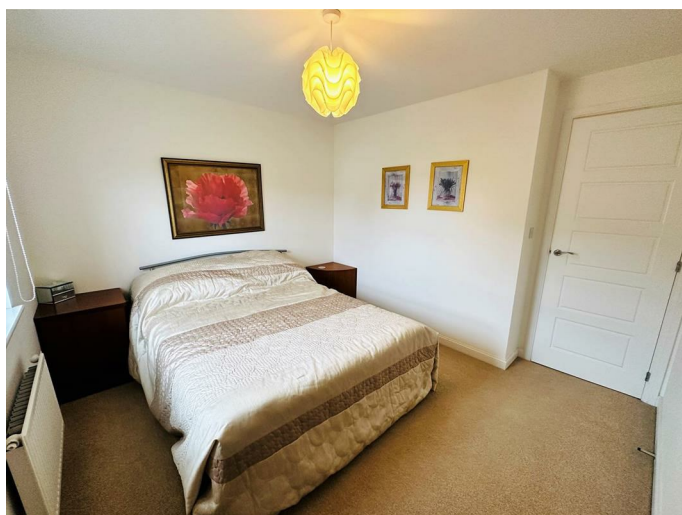
UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Four

7'4" x 7'1" (2.26m x 2.16m)



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



Bathroom

6'7" x 5'6" (2.01m x 1.70m)



White panel bath with chrome mixer tap over benefiting from shower attachment and tiled splashback. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over with tiled splashback. Electric extractor fan, central heating radiator and vinyl flooring.

EXTERIOR - Front



Storm porch and outside lamp. Flagged pathway leading away from the property and to the side leading to timber pedestrian access gate. Further access is given to driveway via decorative wrought iron vehicular access gates. Lawned area wrapping around the other side of the property with herbaceously planted borders.

Garden



Pathway leading to doors for Conservatory with the majority of the South-East facing garden being predominately laid out lawn with herbaceously planted borders. Stepping stones leading across the lawned area to driveway and detached brick-built garage with up and over door and benefits from power and lighting.



Directions

Leave Selby on the A19 Doncaster Road through the village of Brayton to the crossroads/traffic lights. At the traffic lights turn right onto Barff Lane. Finally, take a right onto St Wilfrids Drive. The property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: E

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, MOBILE COVERAGE AND MAINTENANCE

Electricity: Mains

Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Ultrafast
Mobile: Some 5G available

The shared areas of St Wilfrids Drive are maintained by St Wilfrids Walk Management Co Limited. Payment for period 1st March 2024 to 28th February 2025 was £96.00.

Please note: The Utilities, Broadband, Mobile Coverage and Maintenance Charges 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 & 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.

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.

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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

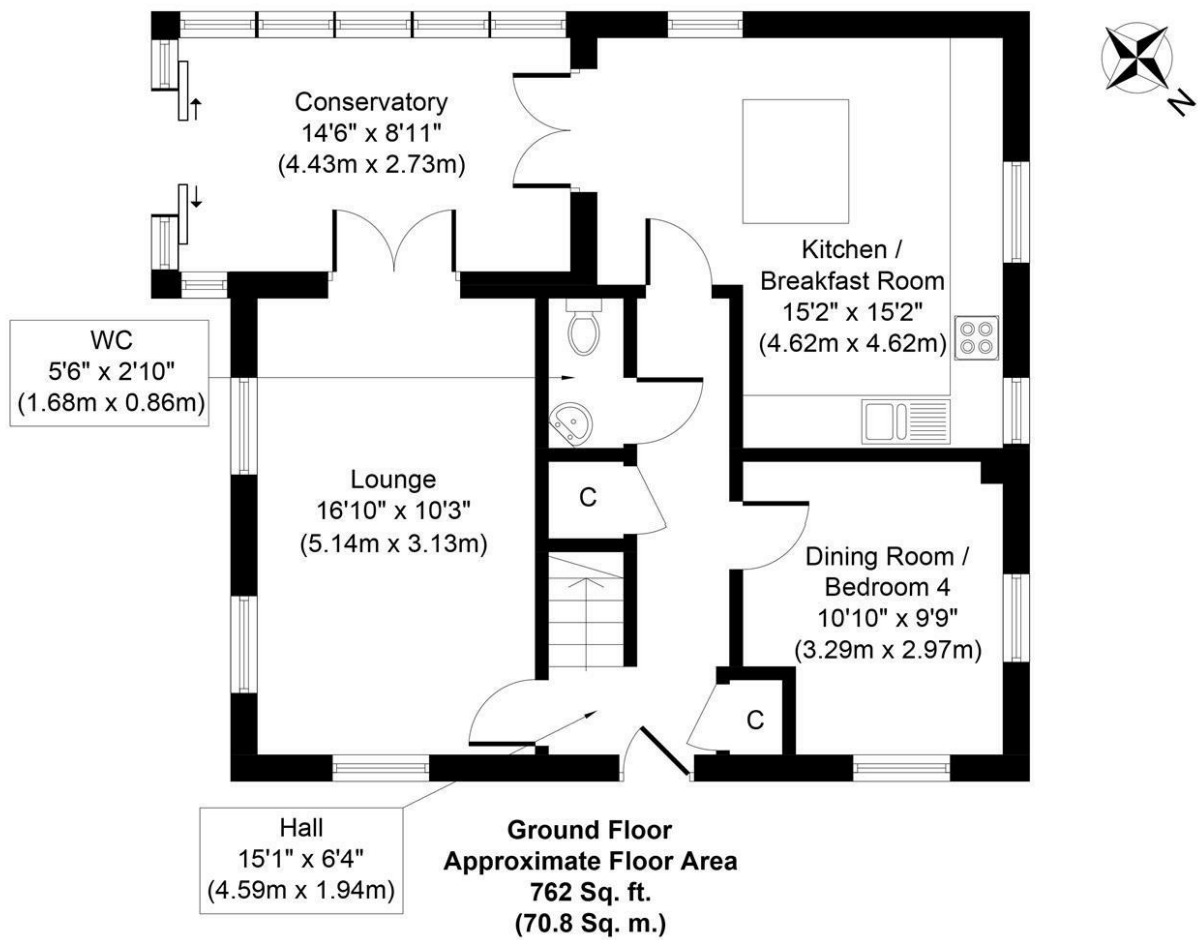
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

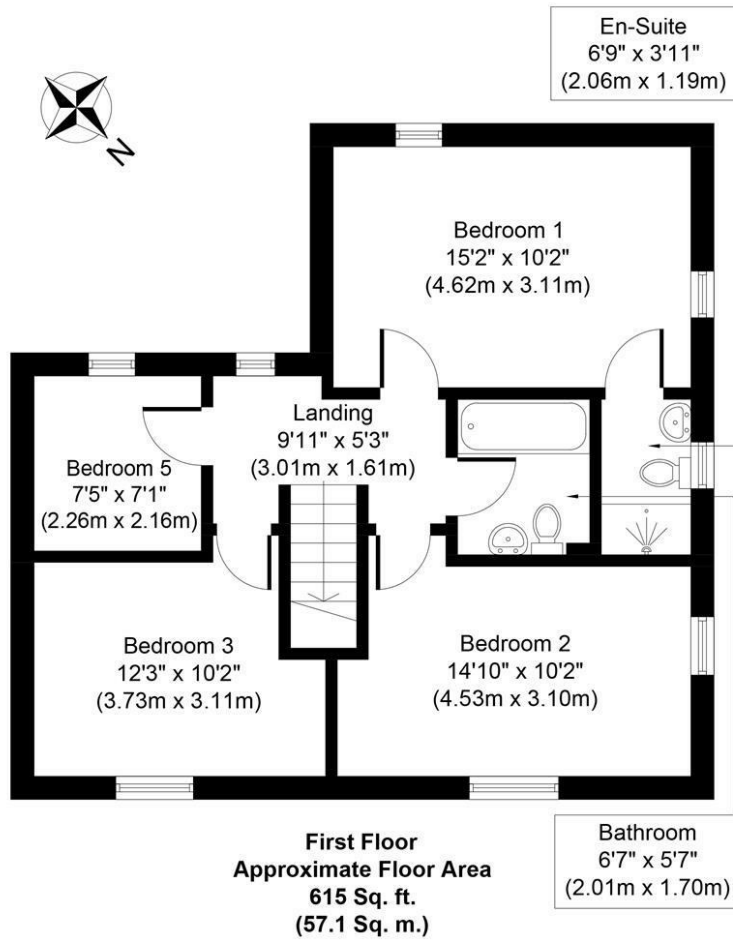
Strictly by appointment with the sole agents.

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.



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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