

Park Row



Evergreen Way, Brayton, YO8 9RD

£260,000



**** EN-SUITE, FITTED WARDROBES AND JULIETTE BALCONY TO BEDROOM ONE **** Situated in Brayton, this detached property briefly comprises: Hall, Lounge, Dining Room and Kitchen. To the First Floor: three double bedrooms with one having En-Suite and Family Bathroom. Externally, the property benefits from off street parking, Garage and enclosed South-facing rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS 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'.**









Property Summary

A delightful family home, built in 1986, boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

The South facing garden offers a sunny retreat where you can enjoy outdoor activities, host summer barbecues, or simply bask in the tranquillity of your surroundings. The garage adds convenience and extra storage space for your belongings.

The property is situated in a cul-de-sac and is surrounded by fields, perfect for those evening and weekend walks!

GROUND FLOOR ACCOMMODATION

Hall

5'1" x 3'7" (1.56m x 1.11m)

Lounge

16'1" x 11'2" (4.91m x 3.41m)

Dining Room

9'3" x 8'8" (2.84m x 2.65m)

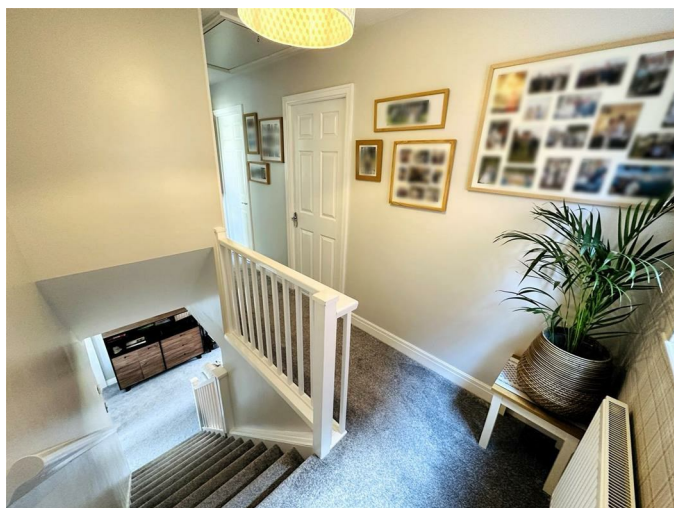
Kitchen

10'10" x 8'9" (3.32m x 2.68m)

The Kitchen benefits from integrated appliances including: wine cooler, double oven, dishwasher, fridge freezer and microwave.

FIRST FLOOR ACCOMMODATION

Landing



Bedroom One

14'0" x 11'8" (4.29m x 3.57m)

En-suite

7'6" x 4'0" (2.31m x 1.24m)

Bedroom Two

11'2" x 10'2" (3.41m x 3.12m)

Bedroom Three

9'7" x 9'1" (2.93m x 2.78m)

Bathroom

7'7" x 5'4" (2.32m x 1.65m)

EXTERIOR

Front

Laid to lawn with drive leading to:

Garage

17'7" x 7'11" (5.37m x 2.42m)

Rear

Enclosed garden, with herbaceously planted borders and patio area.

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: Ultrafast


Mobile: Some 5G availability

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

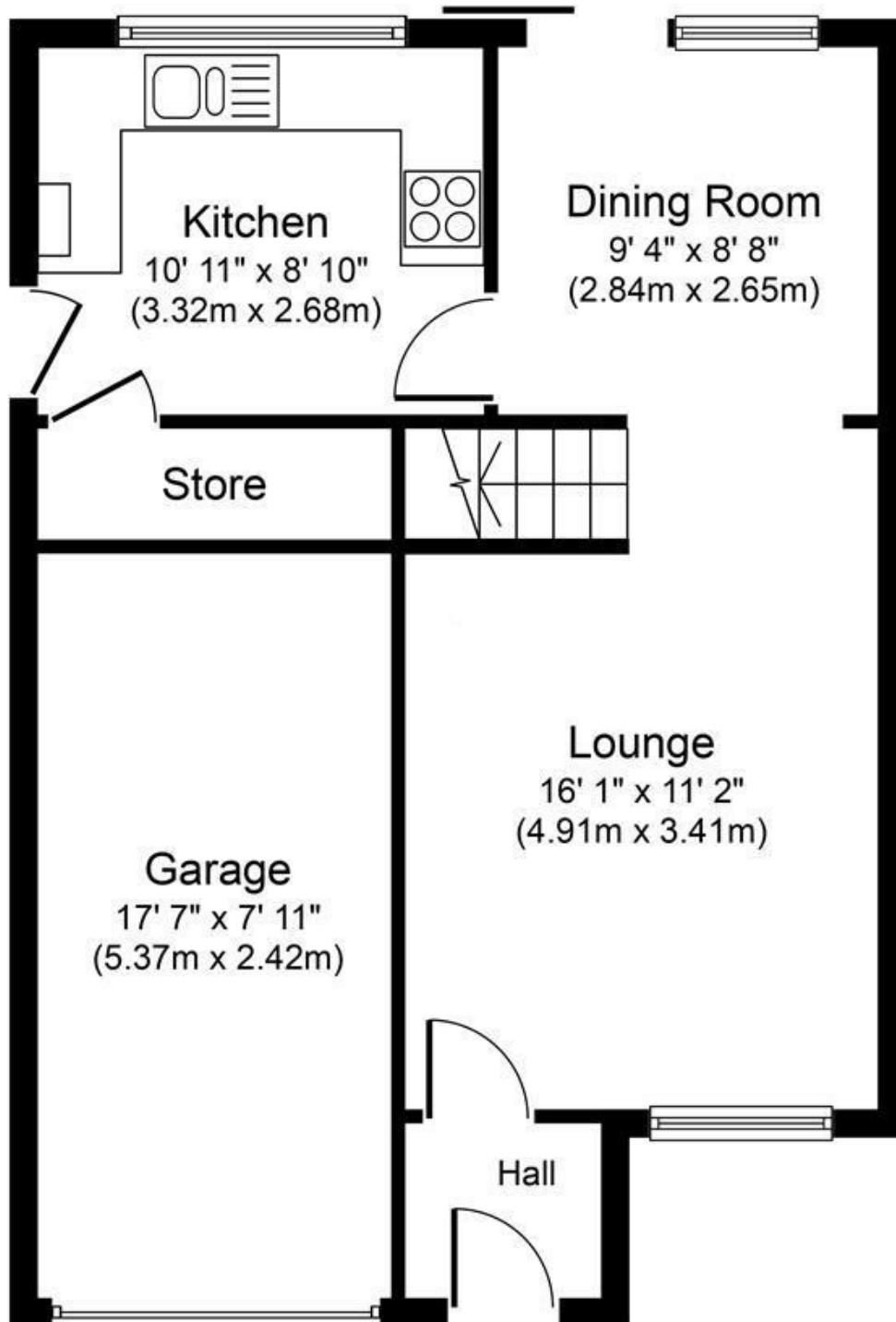
CASTLEFORD - 01977 558480

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.

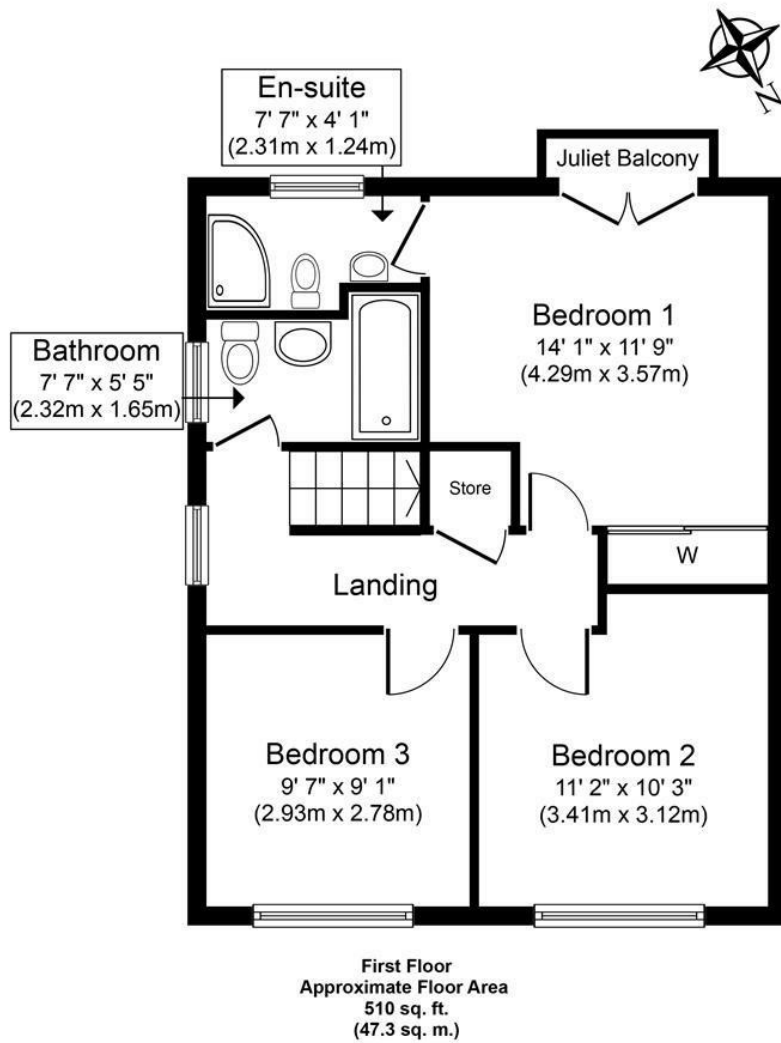




Ground Floor
Approximate Floor Area
559 sq. ft.
(52.0 sq. m.)

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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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

