

Park Row

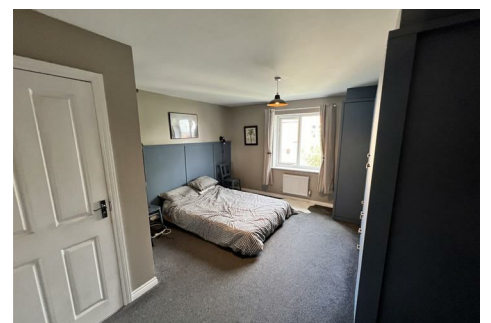


Moat Way, Brayton, Selby, YO8 9TB

Offers Over £210,000



****OFF STREET PARKING**EN SUITE**** Situated in the village of Brayton, this terraced property briefly comprises: Entrance Hall, Lounge and Kitchen Diner. To the First Floor are two Bedrooms and Bathroom. To the Second Floor are a further two Bedrooms and En Suite. Externally, the property off street parking to the front and enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



PROPERTY SUMMARY

Situated in the village of Brayton, this well-presented mid-terrace property offers comfortable family living. With off street parking, the home features a great layout, perfect for growing families. The ground floor includes a convenient toilet, ideal for guests, while the enclosed rear garden provides a safe and private space for relaxation or outdoor dining.

On the first and second floors, the property offers four bedrooms, with the master benefiting from its own en-suite.

This home combines village living with practical amenities, making it a perfect choice for those seeking space and comfort.

GROUND FLOOR ACCOMMODATION

Hallway

Living Room

12'10" x 12'6" (3.91m x 3.81m)



Kitchen / Diner

18'1" x 9'6" (5.51m x 2.90m)



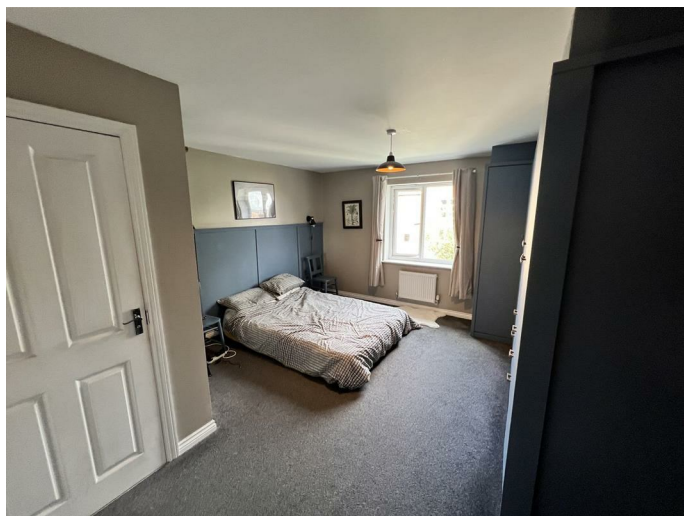
Ground Floor w.c



FIRST FLOOR ACCOMMODATION

Bedroom One

15'1" x 12'10" (4.60m x 3.91m)

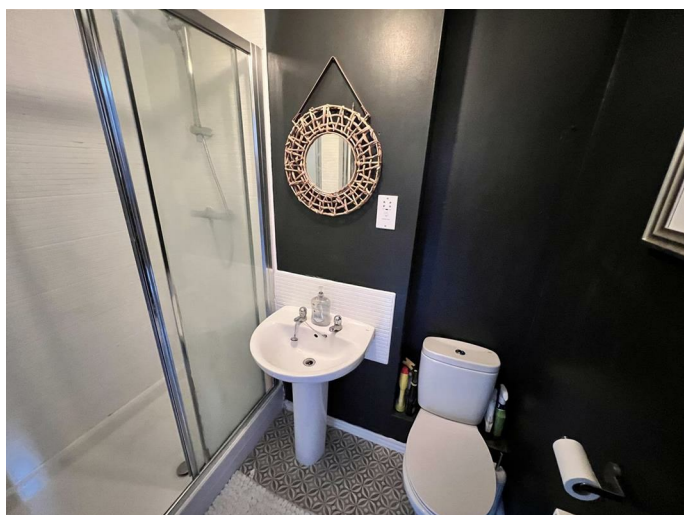


Bedroom Two

12'10" x 12'2" (3.91m x 3.71m)



En Suite



SECOND FLOOR ACCOMMODATION

Bedroom Three

12'6" x 9'2" (3.81m x 2.79m)



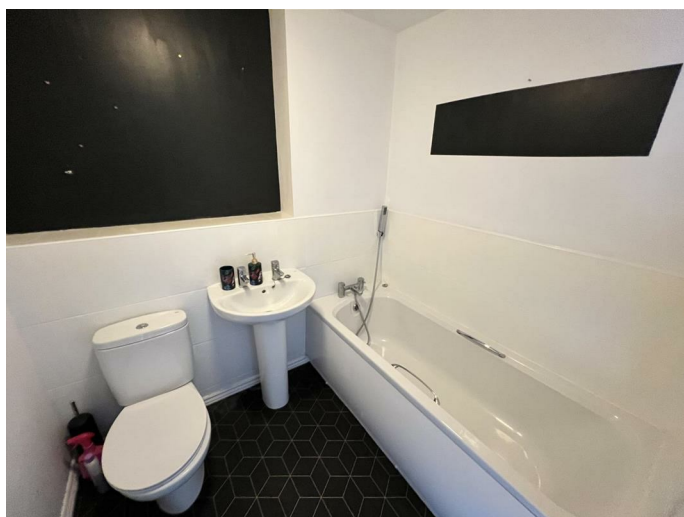
Bedroom Four

11'10" x 6'3" (3.61m x 1.91m)



Bathroom

6'7" x 6'3" (2.01m x 1.91m)



EXTERIOR



Front



Rear





DIERCTIONS

HEATING AND APPLIANCES

MAKING AN OFFER

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

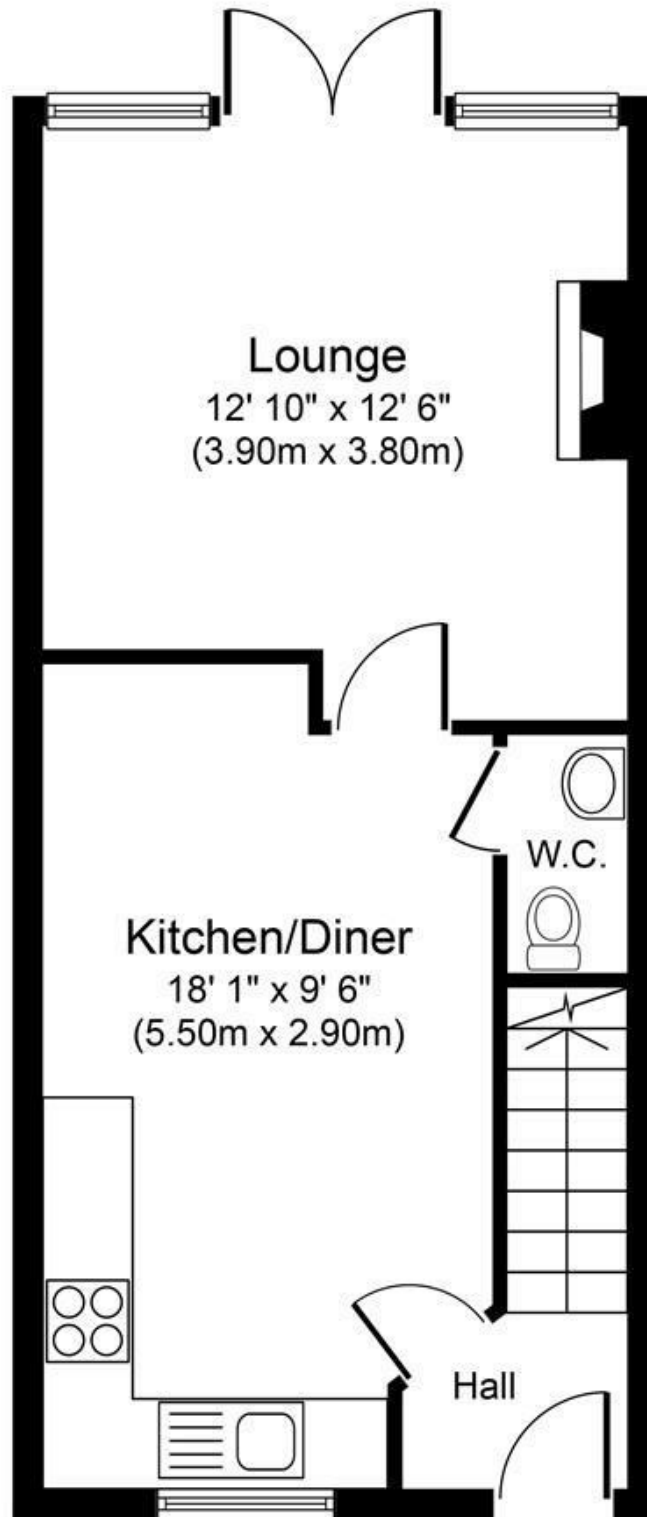
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

OPENING HOURS

VIEWINGS



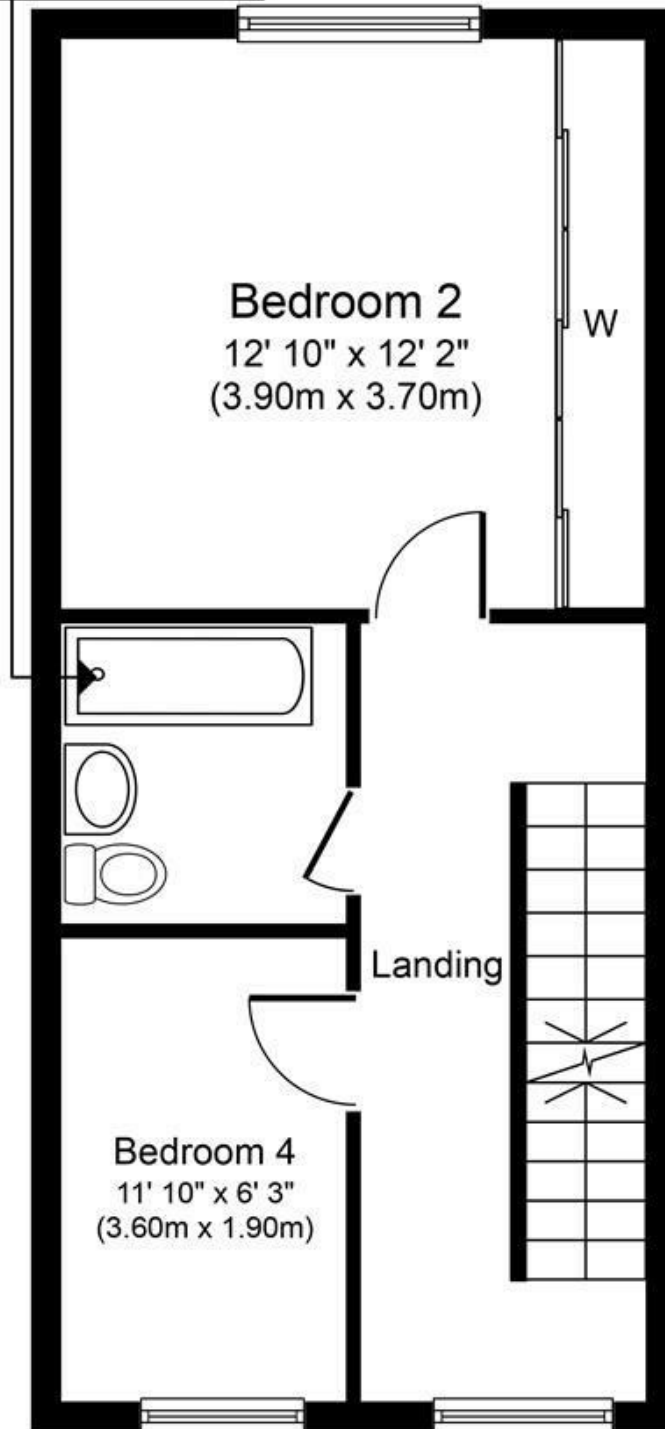


Ground Floor
Approximate Floor Area
382 sq. ft.
(35.4 sq. m.)

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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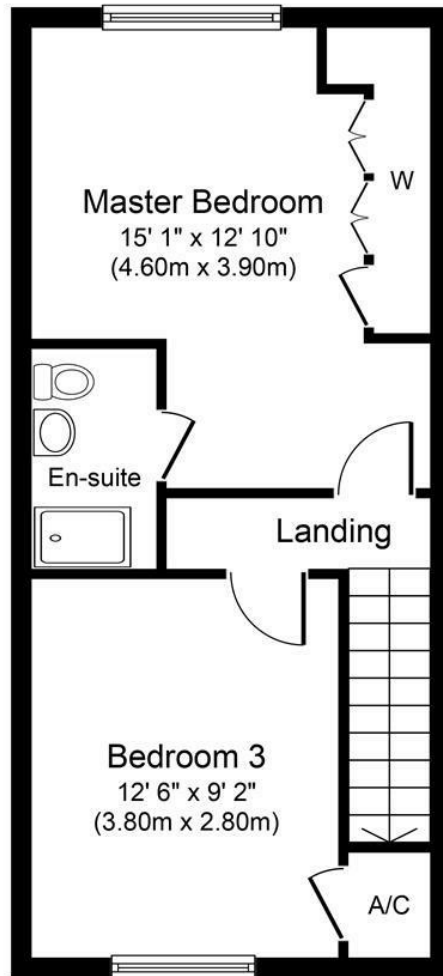
Bathroom
6' 7" x 6' 3"
(2.00m x 1.90m)



First Floor
Approximate Floor Area
382 sq. ft.
(35.4 sq. m.)

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Second Floor
Approximate Floor Area
382 sq. ft.
(35.4 sq. m.)

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