

# Park Row



**Engelhart Close, Brayton, Selby, YO8 9SW**

**Offers Over £250,000**



**\*\*OFF STREET PARKING\*\*CUL DE SAC LOCATION\*\*** Situated in Brayton this property briefly comprises: Hallway, Groundfloor w.c, Lounge and Kitchen Diner. To the First Floor are three bedrooms and a Bathroom. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POSITION OF THIS LOVELY HOME. 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 sought-after village of Brayton, this well-presented semi-detached house offers a comfortable and practical living space. The ground floor comprises a convenient toilet, a spacious lounge, and a modern kitchen diner, perfect for family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms, alongside a family bathroom. Externally, the property benefits from a driveway leading to a single semi-detached garage, providing ample off-road parking. The enclosed rear garden offers a peaceful outdoor area, featuring a well-maintained lawn and a patio area, ideal for outdoor dining and relaxation.

## GROUND FLOOR ACCOMMODATION

### Hall

10'5" x 6'3" (3.19m x 1.91m)

### Ground Floor w.c

6'7" x 2'11" (2.02m x 0.89m)

### Lounge

14'9" x 12'10" (4.52m x 3.92m)

### Kitchen Diner

16'2" x 9'3" (4.95m x 2.83m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

14'7" x 8'10" (4.45m x 2.71m)

### Bedroom Two

10'0" x 9'9" (3.05m x 2.98m)

### Bedroom Three

10'9" x 7'2" (3.29m x 2.20m)

### Bathroom

6'5" x 5'11" (1.97m x 1.81m)

## EXTERIOR

### Front

Driveway and single semi detached garage.

### Rear

Enclosed rear garden laid to lawn with patio area.

## DIRECTIONS

Leave Selby on the A19 Doncaster Road through the village of Brayton to the crossroads/traffic lights. At the traffic lights turn left onto Brayton Lane and left again onto Homefield Close. Finally, turn left onto Engelhart Close where the property can be clearly identified by a Park Row 'For Sale' board.

## 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.

## 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

Heating: 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.

## 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.



## 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.

## 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

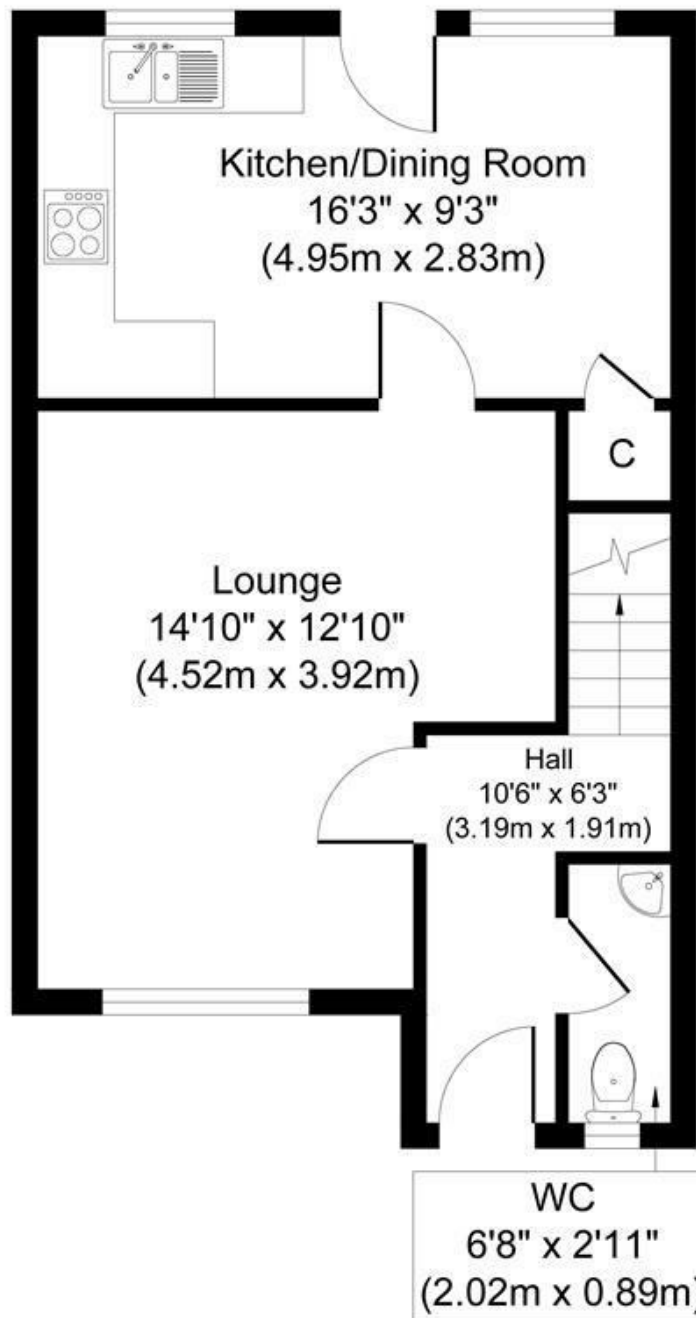
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



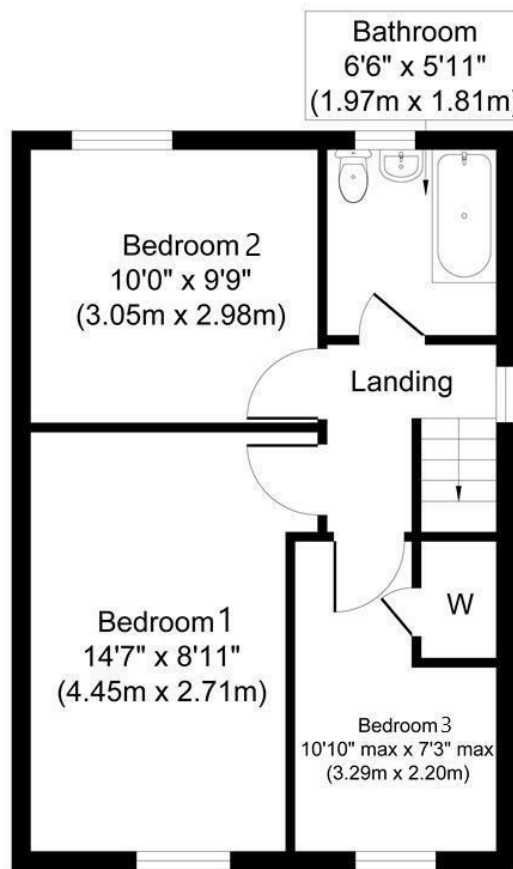




**Ground Floor**  
**Approximate Floor Area**  
**411 sq. ft**  
**(38.2 sq. m)**

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**  
**397 sq. ft**  
**(36.9 sq. m)**

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**T** 01757 241124  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

