

Park Row



Evergreen Way, Brayton, Selby, YO8 9RD

Offers Over £400,000



****NEW BUILD PROPERTY WITH NHBC CERTIFICATE ** INTEGRAL GARAGE WITH UTILITY AREA **** Situated within Brayton, this detached family home briefly comprises: Hall, Ground Floor w.c, Kitchen Diner, Integral Garage with Utility Area and Lounge. To the first floor: four bedrooms with en-suite and over garage eaves storage to master, three further bedrooms and family bathroom. Externally the property benefits from off street parking and garage and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











Property Summary

Discover this executive new-build family home, meticulously crafted by the renowned Messrs. Mack and Lawler, within an exclusive development in the highly desirable village of Brayton. This sought-after location offers excellent local amenities, including independent businesses, schools, superb commuter links, and the picturesque Brayton Barff.

Designed for modern living, the property features an air source central heating system with zoned underfloor heating on the ground floor and thermostatic radiator heating on the first floor. The heart of the home is the spacious kitchen diner, fitted with high-quality 'Meistercontracts' engineered units and integrated 'Bosch' appliances, with bi-fold doors opening onto the rear garden. The kitchen also connects seamlessly to the lounge, creating a versatile space for family life and entertaining.

Upstairs, the master bedroom benefits from eaves storage over the garage and an en-suite bathroom. Externally, the property offers off-street parking for multiple vehicles and a garage, making it the perfect blend of style, comfort, and practicality in a prime location.

GROUND FLOOR ACCOMMODATION

Hall

16'4" x 8'2" (4.99m x 2.51m)

Ground Floor w.c

6'3" x 2'8" (1.92m x 0.83m)

Kitchen Diner

22'1" x 16'7" (6.75m x 5.07m)

Lounge

17'7" x 13'5" (5.38m x 4.09m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'0" x 12'1" (3.97m x 3.69m)

Eaves Storage

19'2" x 9'11"* (5.86m x 3.04m*)

*restricted head height

En-Suite

7'5" x 3'10" (2.27m x 1.19m)

Bedroom Two

13'10" x 12'9" (4.23m x 3.90m)

Bedroom Three

12'4" x 9'6" (3.77m x 2.91m)

Bedroom Four

13'10" x 8'9" (4.24m x 2.69m)

Bathroom

9'5" x 6'7" (2.89m x 2.02m)

EXTERIOR

Front

Decorative block paving offering off street parking and giving access to the garage.

Rear

Fully enclosed and laid to lawn.

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 and then right onto Moat Way. Turn left onto Evergreen Way. 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: New Build - TBC

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: Air Source Heat Pump

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.

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.

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

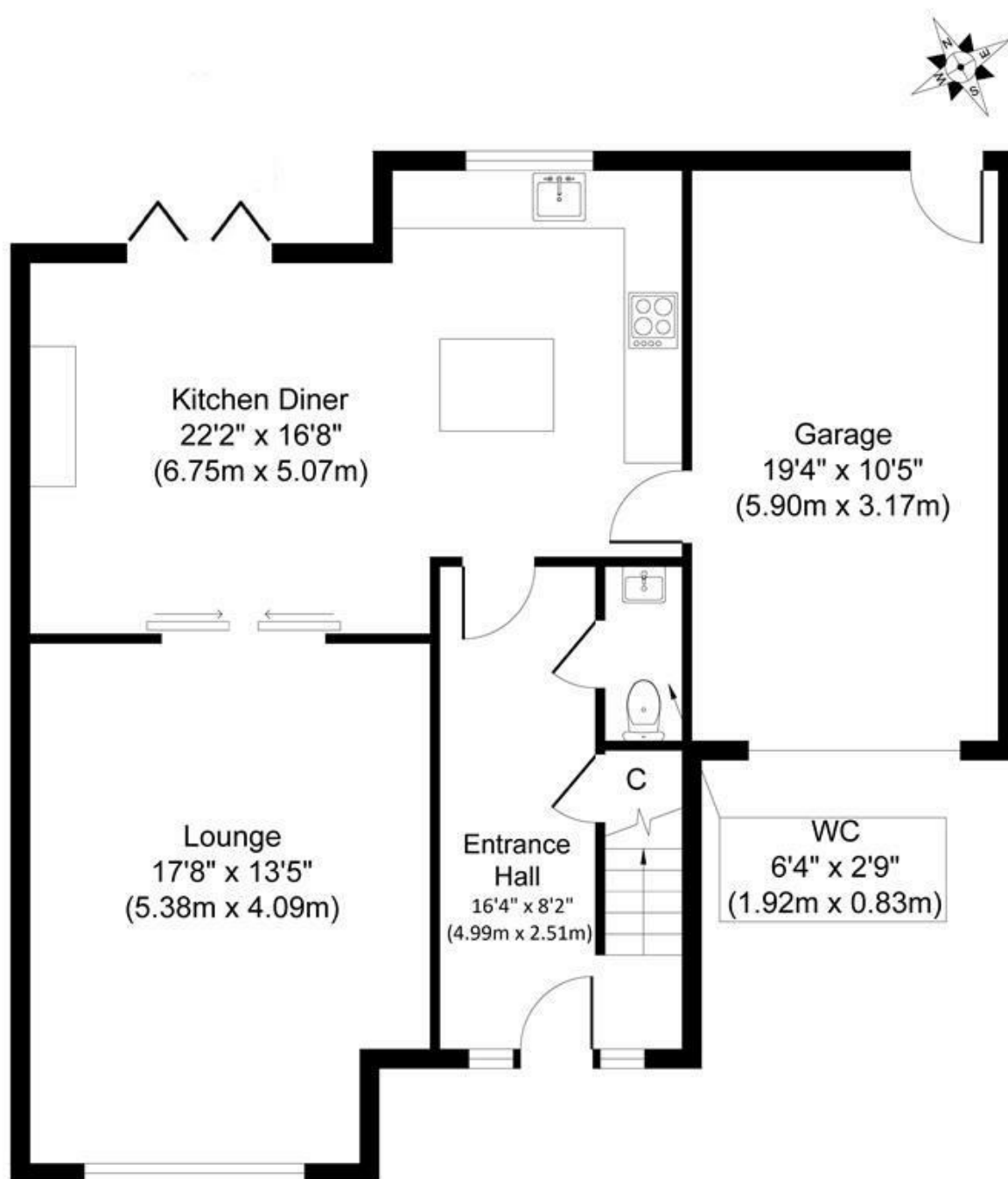
CASTLEFORD - 01977 558480

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.

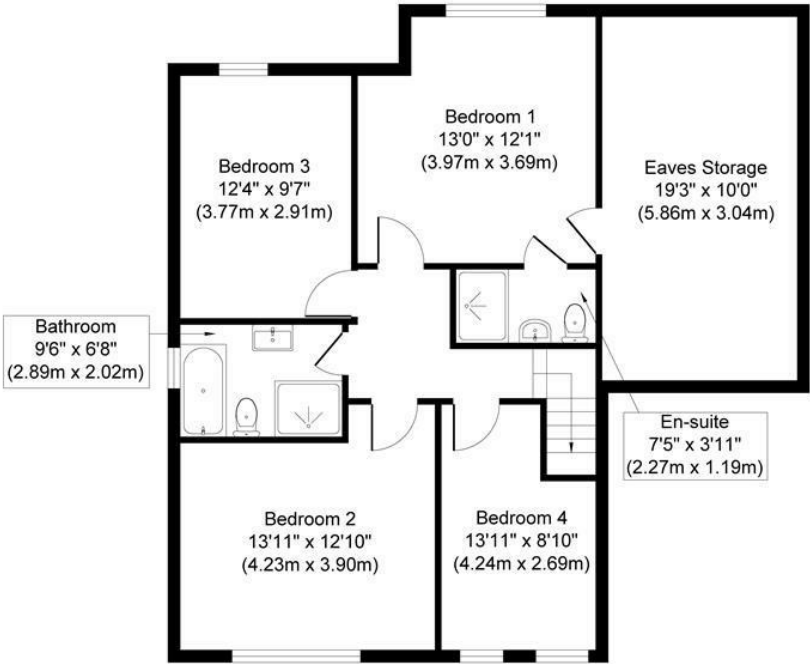




Ground Floor
Approximate Floor Area
873 sq. ft
(81.10 sq. m)

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
915 sq. ft
(85.05 sq. m)

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