

# Park Row



**Doncaster Road, Brayton, Selby, YO8 9HD**

**Offers Over £375,000**



**\*\* AMPLE OFF-STREET PARKING \*\* CLOSE TO COMMUTER LINKS \*\*** Situated in the highly sought after village of Brayton, this two bedroom detached bungalow briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen Diner, Utility, w.c., Hallway, Two Bedrooms and Family Bathroom. Externally, the property benefits from an access lane to the driveway, enclosed rear garden predominantly laid to lawn with a flagged patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**





























## PROPERTY SUMMARY

This charming two-bedroom bungalow, situated in the desirable village of Brayton, offers spacious and flexible living accommodation. The property features an entrance hall leading to a comfortable lounge, and a separate dining room that could easily serve as a third bedroom if required. The kitchen diner provides ample space for family meals, while the utility room and separate W.C. add to the practicality of the home. The property also benefits from a central hallway leading to the two well-proportioned bedrooms, as well as a family bathroom. Externally, the bungalow is accessed via a private lane, with a driveway providing off-road parking. To the rear, the fully enclosed garden is a standout feature, offering a tranquil space predominantly laid to lawn, alongside multiple flagged patio areas perfect for outdoor entertaining. This property offers a wonderful blend of space, flexibility, and a peaceful garden setting, making it an ideal home for a range of buyers.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

12'5" x 7'6" (3.80m x 2.30m)

### Lounge

19'9" x 17'1" (6.02m x 5.21m)

### Dining Room / Bedroom Three

13'5" x 12'4" (4.09m x 3.76m)

### Kitchen Diner

19'5" x 12'7" (5.93m x 3.85m)

### Utility

7'8" x 6'9" (2.35m x 2.08m)

### W.C.

4'9" x 3'9" (1.45m x 1.16m)

### Hallway

15'6" x 3'3" (4.74m x 1.00m )

### Bedroom One

16'4" x 14'4" (5.00m x 4.37m)

### Bedroom Two

17'2" x 10'5" (5.25m x 3.20m)

### Bathroom

12'8" x 7'4" (3.87m x 2.25m)

## EXTERIOR

### Front

Access lane to the front of the property and driveway.

### Rear

Fully enclosed garden predominantly laid to lawn with

flagged patio area. Wrought iron pedestrian access gate, adjacent to garden is a storage area with two sheds and greenhouse.

## DIRECTIONS

Leave Selby via the A19 Doncaster Road, past Selby War Memorial Hospital, continue into Brayton and the property can be clearly identified by our Park Row Properties For Sale board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

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 AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

## 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.

## 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.

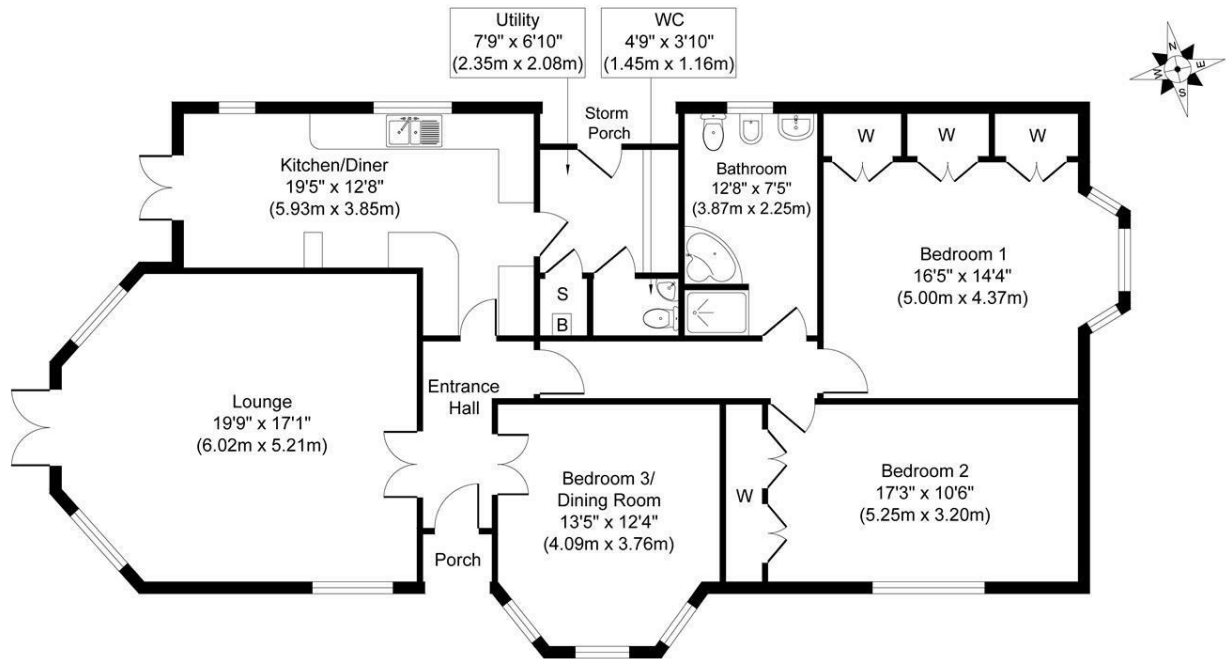
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

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**Approximate Floor Area**  
**1,427sq. ft**  
**(1.32.593 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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