



28, Moss Green Lane, Brayton, YO8 9EN

*** WAS £310,000 - NOW £289,000*** ALL REASONABLE OFFERS CONSIDERED.

Well situated in the heart of Brayton village in a very sought after location, this TWO/THREE bed semi-detached bungalow is priced to reflect the need for modernisation/updating. Offering flexible accommodation, UPVC double glazing, kitchen with pantry/utility, entrance hall, shower room, two double bedrooms plus reception/dining room/bedroom 3. Outside there are gardens to front and rear, with the rear being SOUTH FACING. A driveway and longer than average detached garage further enhance this superb bungalow.

With NO UPWARD CHAIN - call the agent to arrange a viewing TODAY!

£289,000

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- Two/three bed semi detached bungalow
- Sought after location
- No upward chain
- UPVC double glazing
- Village of Brayton
- South facing rear garden
- Detached garage
- In need of modernisation

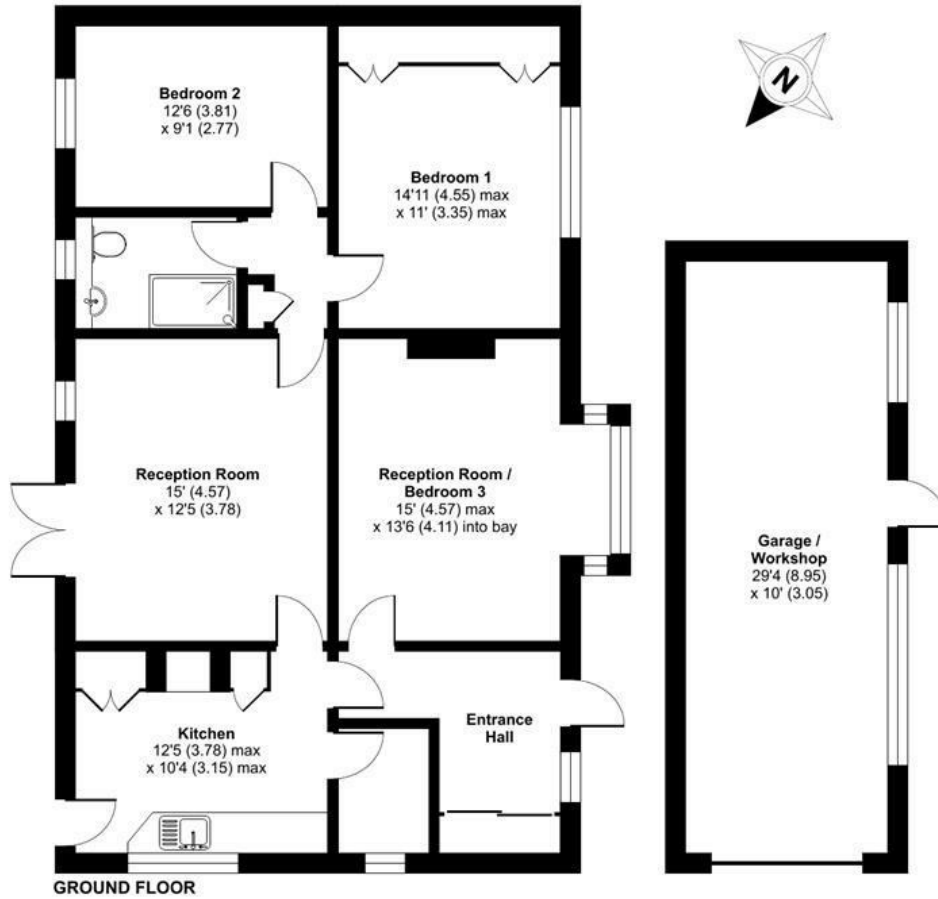
Moss Green Lane, Brayton, Selby, YO8

Approximate Area = 1000 sq ft / 92.9 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 1293 sq ft / 120.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keith Taylor Estate Agents. REF: 1079845

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	