



75 Old Farm Way, Brayton, YO8 9SZ

Sitting in this popular residential area in the village of Brayton, this delightful semi-detached house on Old Farm Way offers a perfect blend of comfort and convenience. Spanning an inviting 775 square feet, the property features a well-proportioned reception room that provides a warm and welcoming space for relaxation and entertaining. With two spacious bedrooms, this home is ideal for small families, couples, or individuals seeking their 'first home'.

The property boasts a modern bathroom, ensuring that all your daily needs are met with ease. Built in 1993, the house has been well-maintained and is presented to the market chain free, allowing for a smooth and straightforward purchase process.

One of the standout features of this home is the ample parking space, accommodating up to three vehicles, which is a rare find in many urban settings. The location is particularly appealing for those who enjoy the outdoors, as it is situated close to picturesque canal walks, perfect for leisurely strolls or

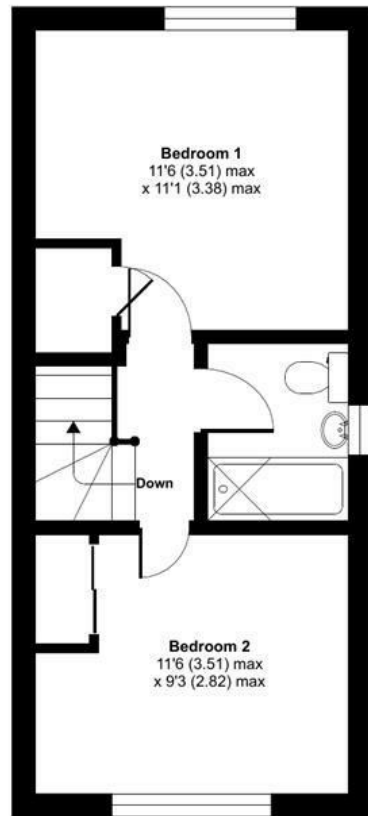
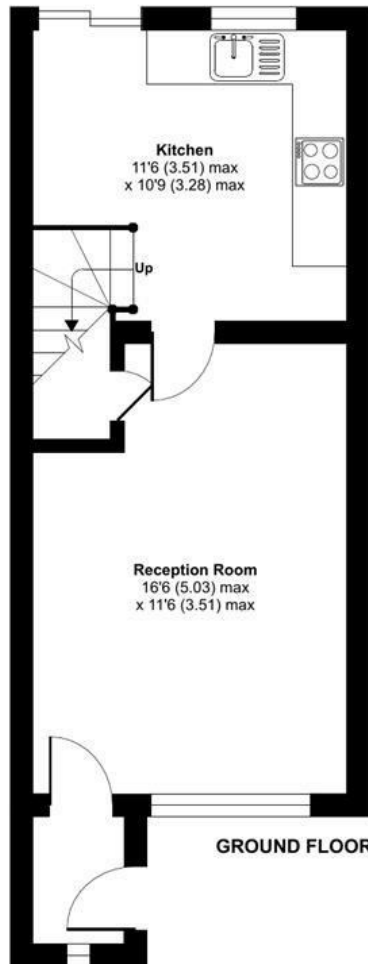
- **** CHAIN FREE ****
- Semi-Detached Property
- Single Detached Garage
- Gardens Front and Back
- Driveway Parking
- Patio Doors from the Kitchen to the Garden
- First Floor Bathroom
- Family Lounge
- Kitchen Diner
- Gas Central Heating

£239,000

Old Farm Way, Brayton, Selby, YO8

Approximate Area = 662 sq ft / 61.4 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Keith Taylor Estate Agents. REF: 1294781

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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