



## Hobby Way

Brayton, Selby, YO8 9SH

**Asking Price £230,000**

\*\*There is an option to purchase a 50% share on this property with 'Heylo Housing' at £115,000.

Ground Rent £26.23

Monthly Rent of 50% ownership £306.27 (PCM)

Share Portion The well presented modern Persimmon built property is part of a shared ownership scheme in partnership with 'Heylo'. The purchase price will acquire 50% share of the property.

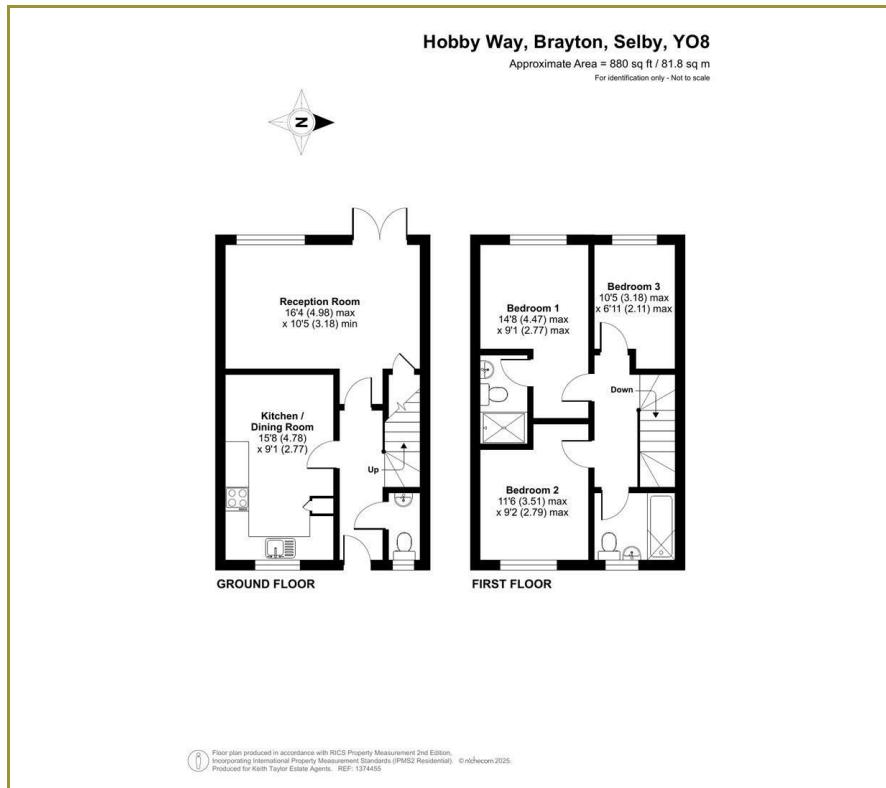
### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

- 100% or 50% share - You Choose The Best Option For You!
- Sought After Properties
- Popular Village Location
- 3 Bedrooms
- Modern Kitchen
- Rear Garden Laid to Lawn and Fenced Boundary
- 2 Bathrooms
- Lounge with Patio Doors
- Tucked Away Cul De Sac Position
- Driveway Parking



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	97
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.