



**Moss Green Lane, Brayton, YO8 9EN**

In Excess of **£300,000**





- Three Bedroomed Semi-Detached House
- Large South Facing Rear Garden
- 98 Sq. M/ 1064 Sq. Ft.
- FREEHOLD
- Mains Gas Central Heating. Mains Electricity.
- Mains Water. Mains Drainage
- Brick Built Construction
- Broadband: FTTC. Mobile 5G
- EPC Rating 'TBC'
- Council Tax Band 'C'



Rarely do these properties come up for sale and this three-bedroom semi-detached house with large rear garden is offered with no onward chain!

Step into the hallway, with doors leading into the lounge, kitchen, dining room, conservatory, ground floor w.c and stairs leading to the first floor accommodation.

The lounge offers space for the whole family, with attractive Bay window and Gas fire with attractive surround.

The kitchen hosts a wealth of wall and floor units. There are spaces for washing machine, fridge, freezer and cooker. The kitchen leads into the separate dining room with feature fireplace, space for large dining table and doors leading out into the patio area of the rear garden.

The ground floor accommodation also comprises small conservatory which is perfect for looking down the garden as well as a ground floor w.c.

As the day winds down, retreat to the bedrooms that promise a restful nights sleep. The Principal bedroom is situated at the rear of the house, with large window overlooking the rear garden. Bedroom Two is situated at the front, with space-saving stairs that lead up into the loft space. Both bedrooms have large sliding wardrobes, providing excellent storage. The third bedroom is situated to the front.

The family bathroom comprising of a wood panel bath with shower over, pedestal wash hand basin and close-coupled w.c.

To the front of the house is a well maintained garden, with tandem driveway leading down to the garage and garden store.

A gardener's dream, the rear garden has immaculately manicured lawns with mature borders, garage and garden store.

This one will be popular - we are inviting proceedable viewings from Saturday 28th March 2026.

**Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

**We advise all prospective purchasers to:**

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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These particulars, whilst believed to be accurate are set out as a general outline only as 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 their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

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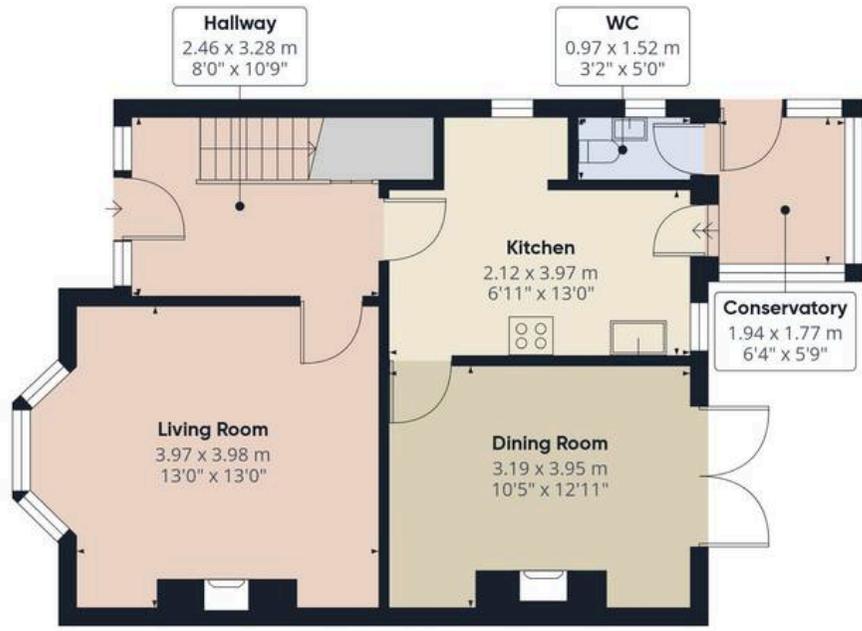
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955

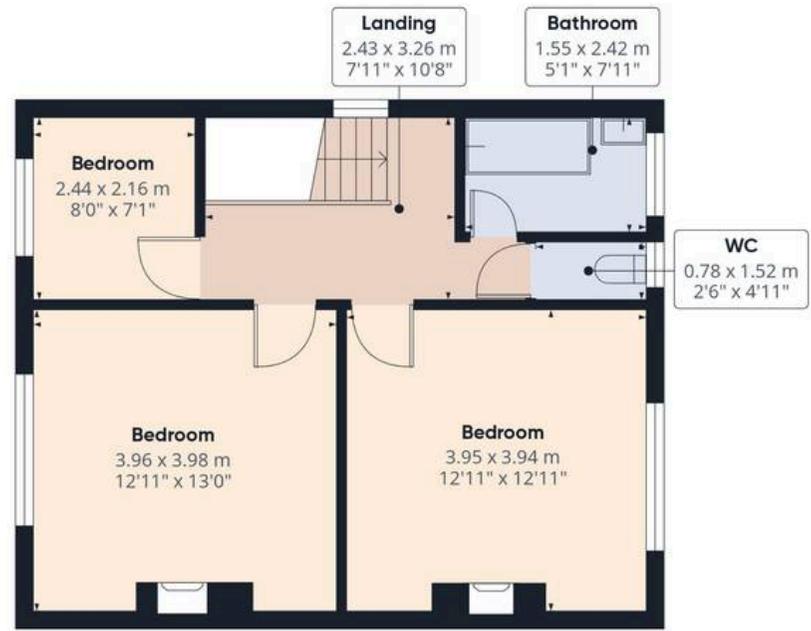




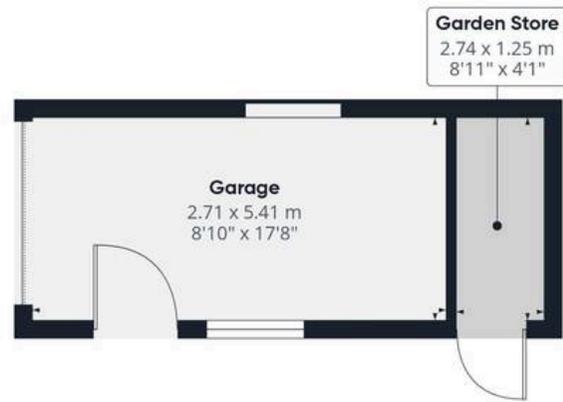




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

117.5 m<sup>2</sup>

1267 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**JP Harll**

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