

# HUNTERS®

HERE TO GET *you* THERE



## Moat Way

Brayton, Selby, YO8 9TE

Asking Price £120,000



Council Tax: B



# 124 Moat Way

Brayton, Selby, YO8 9TE

## Asking Price £120,000



### DESCRIPTION

**NO ONWARD CHAIN.** Hunters Selby are delighted to offer for sale this well-presented two bedroom ground floor apartment, situated on Moat Way in the popular village of Brayton. Offering well-proportioned accommodation, allocated parking this property is an excellent opportunity for first-time buyers, couples, investors or those looking to downsize. Upon entering the apartment, you are welcomed into a spacious open-plan lounge and kitchen, providing a bright and versatile living space. The open-plan design creates a natural flow between the kitchen and living area, making it ideal for both everyday living and entertaining. The property benefits from two generously proportioned double bedrooms, both offering comfortable and versatile accommodation, Family bathroom providing a practical and contemporary space. Externally, the property benefits from communal allocated parking, offering convenient off-road parking for residents. The apartment is ideally situated within the sought-after village of Brayton, with a range of local amenities, schools and transport links within easy reach. The nearby market town of Selby provides further shopping, leisure and recreational facilities, whilst excellent transport connections make the surrounding towns and cities readily accessible. Viewing is highly recommended to fully appreciate the accommodation and location on offer. Call Hunters Selby seven days a week to book a viewing.

### LOCATION

Brayton is located within close proximity to Selby, and has bus links between Selby and Doncaster. Amenities include a Tesco Express, two public houses, a post office and a butcher. The village also

plays host to a community and events centre, while education is provided by a primary and secondary school in the village, both rated "good" by Ofsted.

### DIRECTIONS

From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane then turn the third right onto Moat Way. Continue onto Moat Way and the property can be identified.

### Material Information - Selby

Tenure Type; Leasehold

Leasehold Years 150 years from 2007

Leasehold Annual Service Charge Amount £95.95

Leasehold Ground Rent £150 per annum

Council Tax Banding; B

EPC Rating : C



Road Map



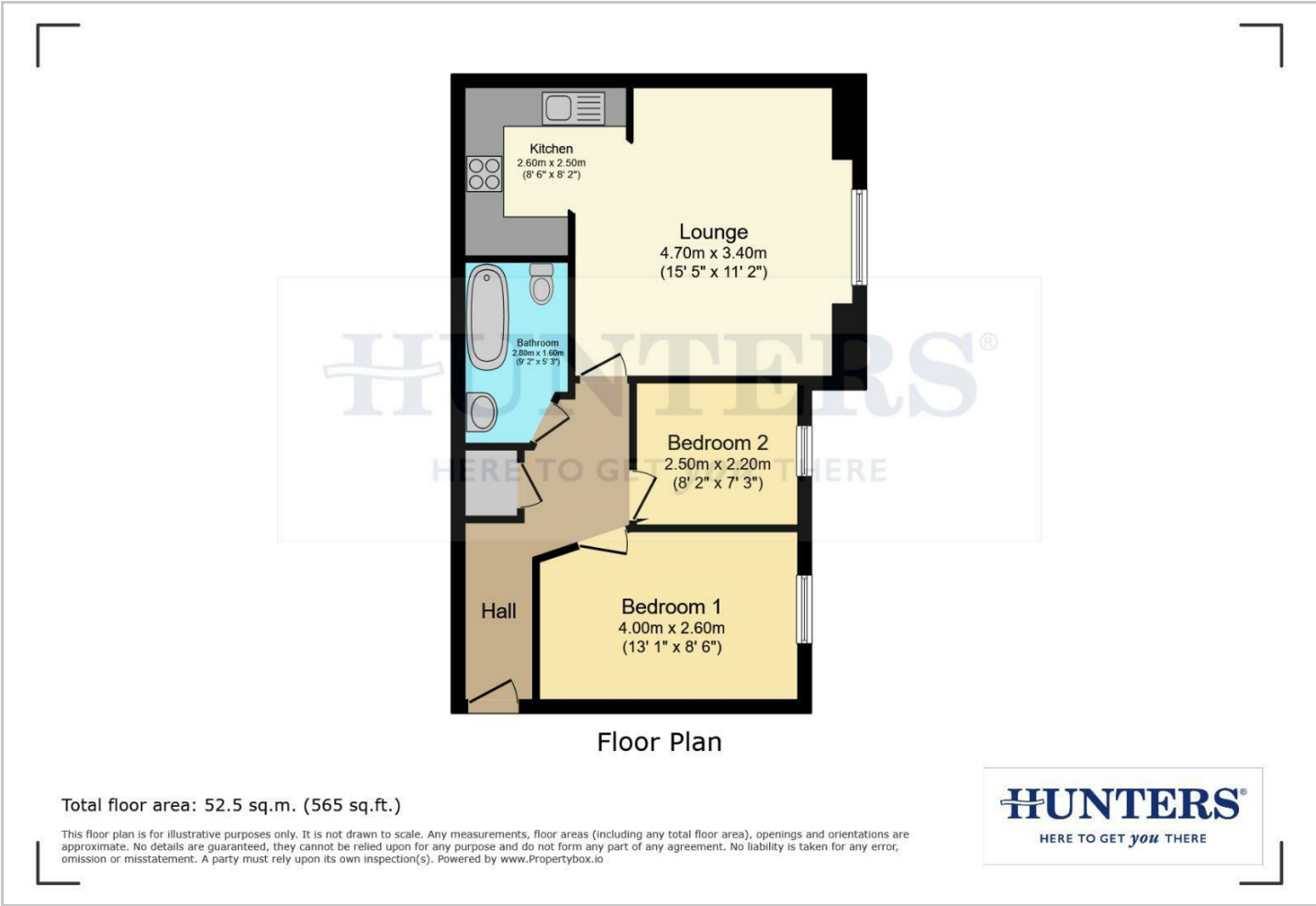
Hybrid Map



Terrain Map



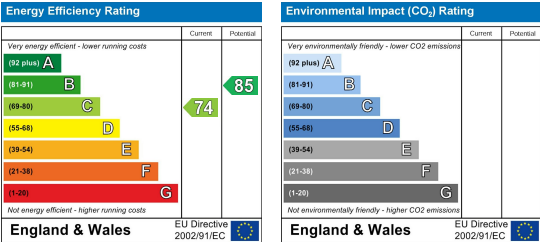
Floor Plan



Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.