Park Rôw



Moat Way, Brayton, Selby, YO8 9TB

Offers Over £425,000

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** ZONED UNDER FLOOR HEATING TO GROUND FLOOR ** INTEGRAL GARAGE ** Situated in Brayton this detached property briefly comprises: Hall, Lounge, Kitchen Diner, Ground Floor w.c, Utility and Office/ Bedroom Five. To the first floor are four bedrooms; two with en-suite shower rooms and family bathroom. Externally the property benefits from solar panels, off street parking, garage to the front with an electric vehicle charging point and an enclosed rear garden. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND STYLE OF THIS LOVELY FAMILY HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'













































PROPERTY OVERVIEW

Occupying a desirable position within the sought-after village of Brayton, this attractive double-fronted detached family home offers a blend of space, practicality and modern living. Internally, the property has been thoughtfully arranged to suit family life, with a standout feature being the impressive open-plan kitchen, dining and lounge area. This bright and sociable space, with ceiling spotlights and French doors opening directly onto the garden. The kitchen flows effortlessly into the dining area, creating an ideal setting for everything from family breakfasts to entertaining guests, while the adjoining living space provides a comfortable and versatile area for everyday relaxation.

The bedroom accommodation has been thoughtfully designed to maximise both comfort and practicality. Three of the bedrooms benefit from fitted wardrobes, providing excellent built-in storage. The impressive principal bedroom is further enhanced by a walk-in wardrobe, offering an abundance of storage. Adding to the appeal, both the principal bedroom and a second bedroom enjoy the convenience of their own en-suite shower facilities, creating ideal arrangements for growing families, visiting guests or older children seeking greater independence.

Externally, the property is equally impressive. To the front, the substantial block-paved driveway offers ample off-street parking for multiple vehicles. The integral garage provides valuable additional storage space or secure parking. An electric vehicle charging point adds further convenience for electric vehicle owners. To the rear, the home benefits from a fully enclosed garden that is both private and secure, making it ideal for families with children and pets. The garden has been designed with ease of maintenance in mind.

Brayton is widely regarded as one of Selby's most desirable residential villages, offering the perfect balance between village charm and everyday convenience. Residents benefit from easy access to a range of local amenities, while several well-regarded primary schools are situated nearby, making the location particularly attractive to families. The village enjoys a strong sense of community alongside excellent transport links into Selby town centre and onwards to York, Leeds and other surrounding areas.

GROUND FLOOR ACCOMMODATION

Hall
16'0" x 5'11" (4.90m x 1.81m)

Lounge
19'1" x 12'0" (5.83m x 3.66m)

Kitchen Diner
27'1" x 17'11" (8.28m x 5.48m)

Ground Floor w.c
4'9" x 3'6" (1.46m x 1.08m)

Utility
8'11" x 5'4" (2.73m x 1.64m)

Office/ Bedroom Five
10'10" x 8'3" (3.31m x 2.53m)

FIRST FLOOR ACCOMMODATION

Bedroom One
16'7" x 13'5" (5.06m x 4.09m)

En-Suite
7'3" x 5'8" (2.21m x 1.73m)

Bedroom Two
11'3" x 7'6" (3.45m x 2.29m)

En-Suite
7'7" x 6'5" (2.32m x 1.98m)

Bedroom Three
10'9" x 10'5" (3.30m x 3.20m)

Bedroom Four
11'1" x 7'9" (3.39m x 2.37m)

Bathroom
9'6" x 5'6" (2.90m x 1.69m)

EXTERIOR

Garage

Front
Off street parking and integral garage.

Rear
Fully enclosed rear garden with patio area.

DIRECTIONS

On leaving Selby town centre/Gowthorpe, turn left at the traffic lights into Brook Street, continue ahead over the mini-roundabout and then over the railway crossing and continue ahead onto Doncaster Road (A19). Proceed ahead past Brayton High School and then Brayton Church, then after approximately a quarter of a mile take the next turning right into Foxhill Lane, then second left into Moat Way. The property can clearly be identified by our Park Row Properties 'For Sale' board.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property’s actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council
Tax Banding: F

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains/Leased Solar Panels*
Heating: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

*Solar panels are leased until 2036 through Good Energy and are backed up with a 6kw battery.
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

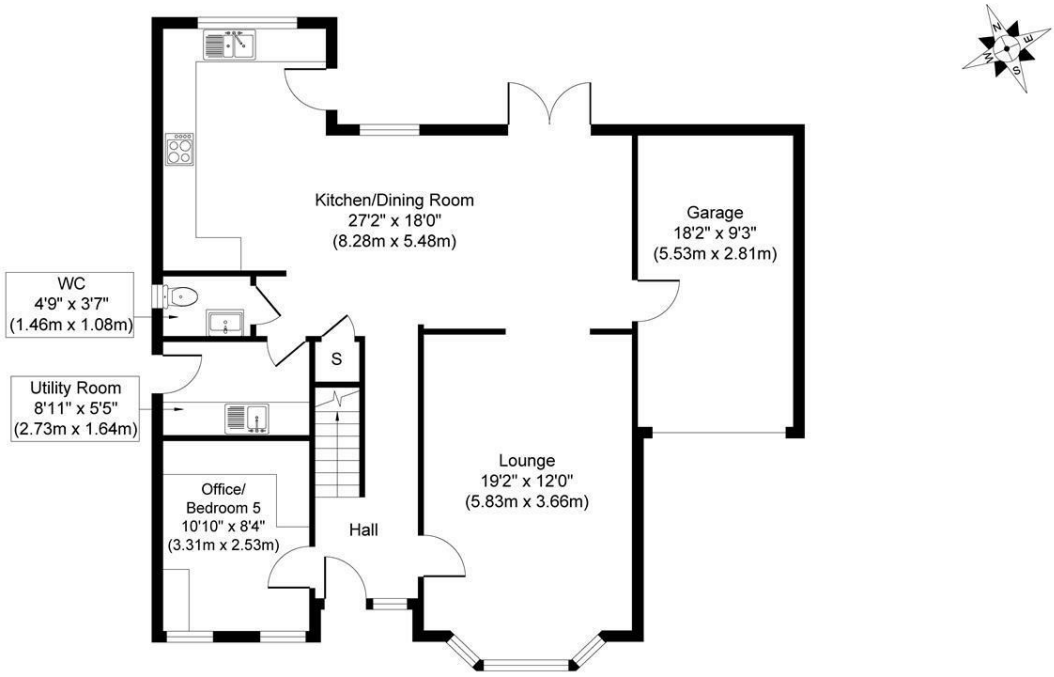
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133



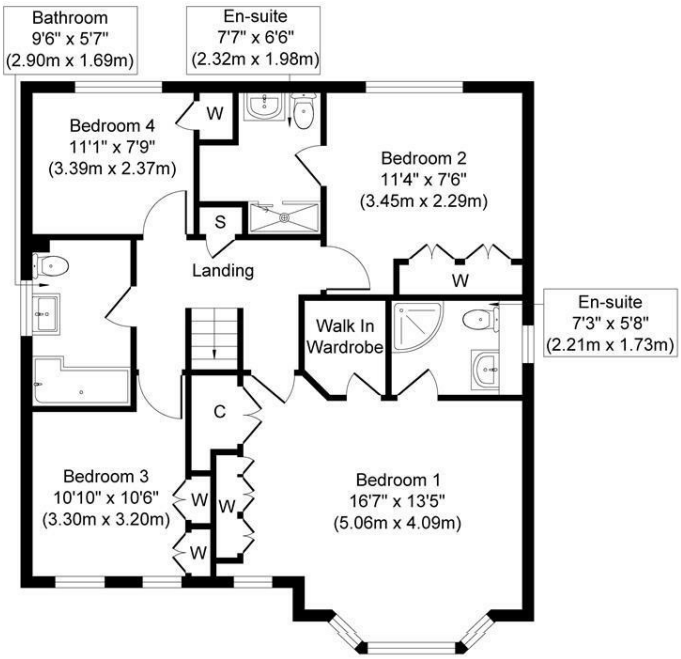
Ground Floor
Approximate Floor Area
1041 sq. ft
(96.66 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor
Approximate Floor Area
798 sq. ft
(74.11 sq. m)

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