

# Park Row

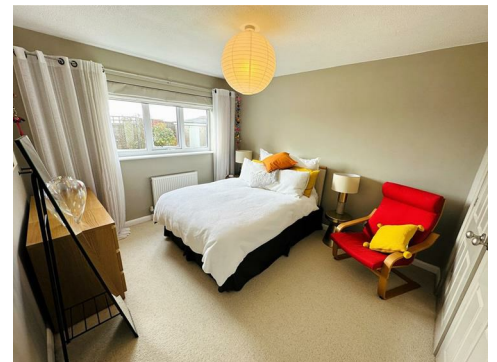


**Thistle Close, Brayton, Selby, YO8 9XJ**

**Offers Over £270,000**



**\*\* VIEWS OVER FIELDS \*\* DETACHED GARAGE\*\*** Situated in Brayton, this detached bungalow briefly comprises: Breakfast Kitchen, Lounge Diner, three bedrooms and Shower Room. Externally, the property benefits from a small front garden, driveway and garage to the front. To the rear is a low maintenance garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. 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'**

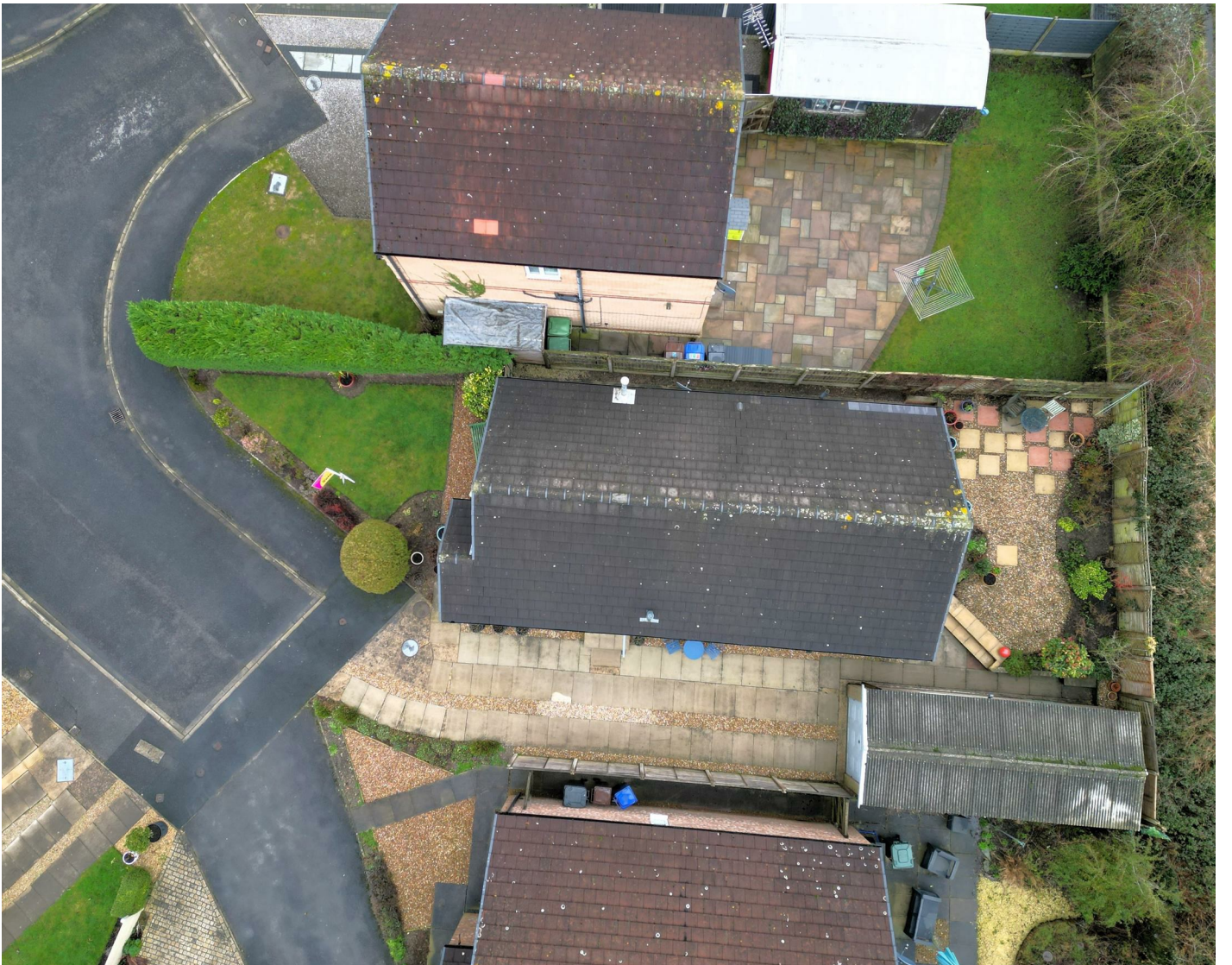












## PROPERTY OVERVIEW

On a quiet cul-de-sac in a popular residential area of Brayton, this well-presented detached bungalow offers comfortable living.

The accommodation comprises a welcoming breakfast kitchen, a bright and spacious lounge diner, three well-proportioned bedrooms, and a modern shower room. One of the bedrooms benefits from direct access onto the low-maintenance rear garden. The practical and flexible layout makes it ideal for families and downsizers alike.

Externally, the property features a fully enclosed, low-maintenance rear garden with pleasant open views, backing onto a field for a lovely sense of privacy and semi-rural outlook. To the front, there is a small lawned garden, a driveway providing off-street parking, and a detached garage.

Conveniently located within easy reach of Selby's amenities and transport links, this bungalow is a superb opportunity for those seeking a peaceful setting with open rear views.

## ACCOMMODATION

### Breakfast Kitchen

17'9" x 8'8" (5.42m x 2.66m)

### Lounge Diner

19'9" x 11'0" (6.03m x 3.37m)

### Bedroom One

13'9" x 10'4" (4.20m x 3.17m)

### Bedroom Two

10'5" x 8'2" (3.19m x 2.49m)

### Bedroom Three

8'7" x 8'5" (2.63m x 2.57m)

### Shower Room

8'9" x 5'8" (2.68m x 1.73m)

## EXTERIOR

### Front

Small front garden and a driveway for multiple cars leading up to a detached garage.

### Rear

Low maintenance rear garden, fully enclosed and backing onto fields beyond.

## DIRECTIONS

From Selby, follow the A19 towards Brayton. Next, take a left onto Baffam Lane and left again onto Baffam Gardens. Then, take a right onto Danescroft and then right onto Templar Way. Finally, turn right onto Thistle Close where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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.

## 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.

## 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.

## **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:


GOOLE - 01405 761199

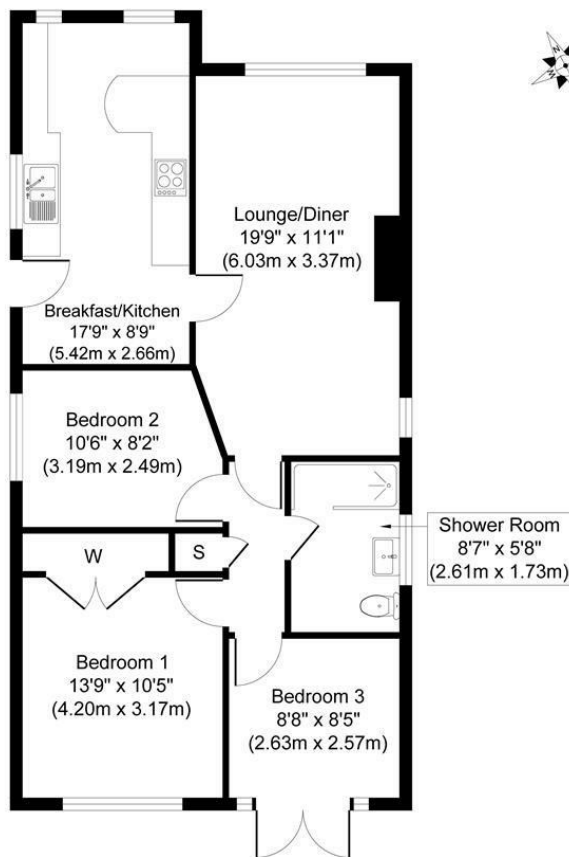
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





**Approximate Floor Area**  
**766 sq. ft**  
**(71.16 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
Very energy efficient - lower running costs	Current	Proposed	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Proposed		
92-100 A			02-10 A				
81-91 B			11-20 B				
69-80 C			21-30 C				
55-68 D			31-40 D				
43-54 E			41-50 E				
31-42 F			51-60 F				
21-30 G			61-70 G				
1-20			71-80				
All energy efficient - higher ranking score			All environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales	EU Directive 2002/91/EC	71	79	England & Wales	EU Directive 2002/91/EC	71	76