



Engelhart Close, Brayton, Selby £950 Per Calendar Month

A modern 2 bedroom terraced house with lawned rear garden, garage and allocated off street parking space, set in the sought after village of Brayton and with delightful views over farmland to the rear. We regret no smokers.



A front door leads into an entrance lobby which provides access to the lounge. The lounge has a uPVC double glazed window to the front elevation and central heating radiator. Useful understairs cupboard.

The lounge leads into the inner lobby which provides access to the ground floor cloakroom/wc, breakfast kitchen and staircase to the first floor.



The kitchen has a range of built in wall and base and cupboards with space for an automatic washing machine. Built in stainless steel sink unit with mixer tap, integrated oven with ceramic hob over and stainless steel extractor hood above. uPVC double glazed window to the rear elevation with uPVC double glazed French doors leading out to the patio area.

To the first floor are two bedrooms and bathroom/wc. Both bedrooms benefit from a uPVC double glazed window and central heating radiator. The bathroom comprises a low flush wc, pedestal hand wash basin and panelled bath with shower over and folding shower screen, with full height tiling to the bath area.



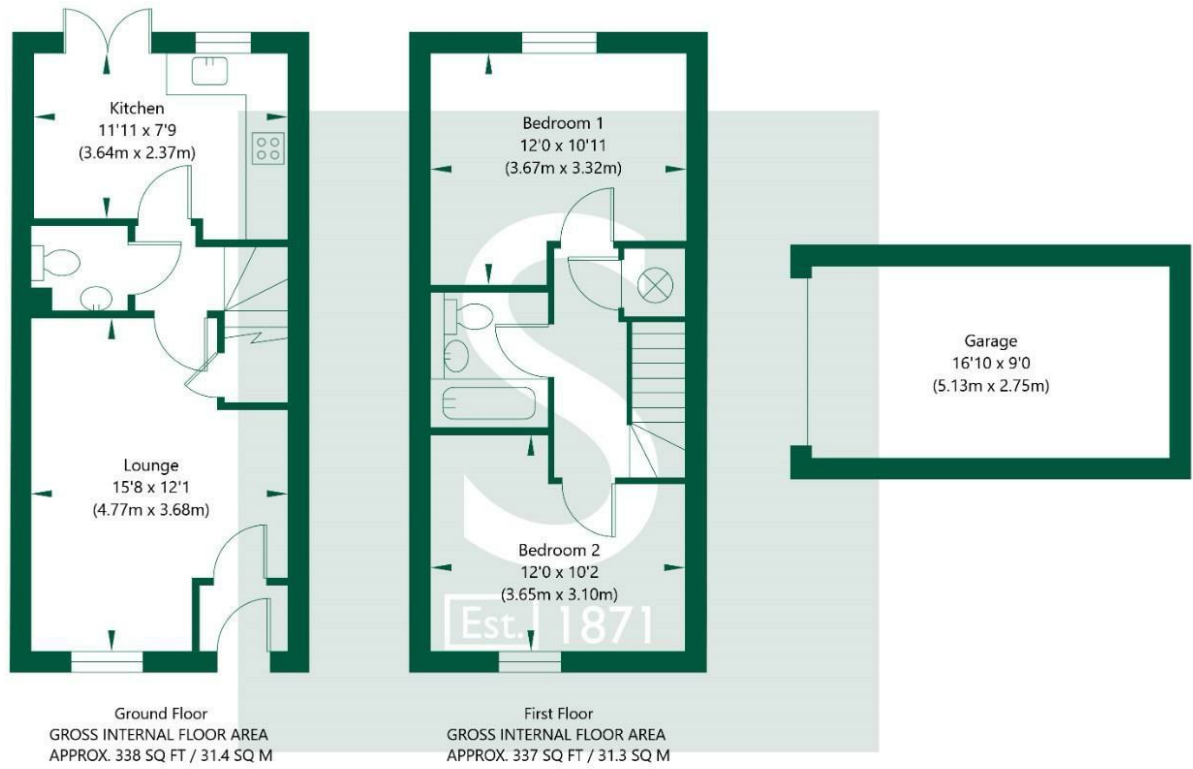
The rear garden comprises of a patio area immediately adjacent to the house, with gravelled borders and small lawned area beyond and has delightful views across farmland towards Brayton Church. To the front of the property is an allocated parking space in front of the garage.

We regret no smokers.

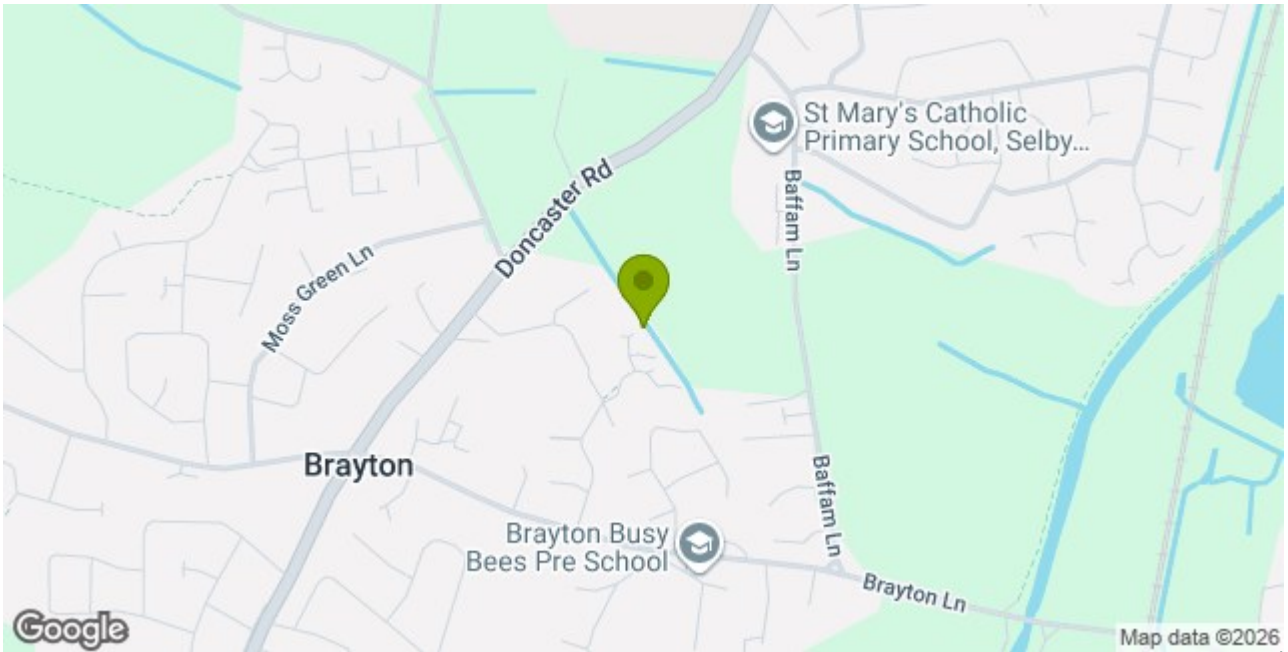
Viewings are strictly via appointment only.



Engelhart Close, Brayton, YO8 9SW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 675 SQ FT / 62.7 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

