

Park Row



Mayfield Road, Brayton, Selby, YO8 9JY

£260,000



**** NO UPWARD CHAIN ** DESIRABLE LOCATION **** Situated in Brayton, this detached bungalow briefly comprises: Hall, Lounge/Diner, Kitchen, three bedrooms and Shower Room. Externally, the property has front and rear gardens, driveway and garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**



ACCOMMODATION- Entrance

Composite panel effect door with top section having double glazed frosted panels to the side elevation. Leading through into:

Hall

14'5" x 10'0" (4.40m x 3.07m)



Loft access, central heating radiator and wood flooring. Doors leading off.

Lounge Diner

19'6" x 14'2" (5.95m x 4.32m)



'Living flame' gas fire with chrome trim, granite effect back and hearth and decorative timber fire surround. UPVC double glazed bay window and further double glazed window to the front elevation. Central heating radiators, television point and wood flooring.



Kitchen

11'2" x 7'10" (3.41m x 2.40m)



Range of cream fronted 'shaker style' base, wall and larder units with brushed chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into a solid wood block work surface with tiled splash back. Integrated appliances include: four ring ceramic hob, brushed steel and glass electric extractor fan benefitting from down lighting and washing machine. UPVC double glazed window and further uPVC door with top section having double glazed frosted panel to the side elevation. Key pad for intruder alarm, central heating radiator and wood flooring.



Bedroom One
10'8" x 10'5" (3.27m x 3.20m)



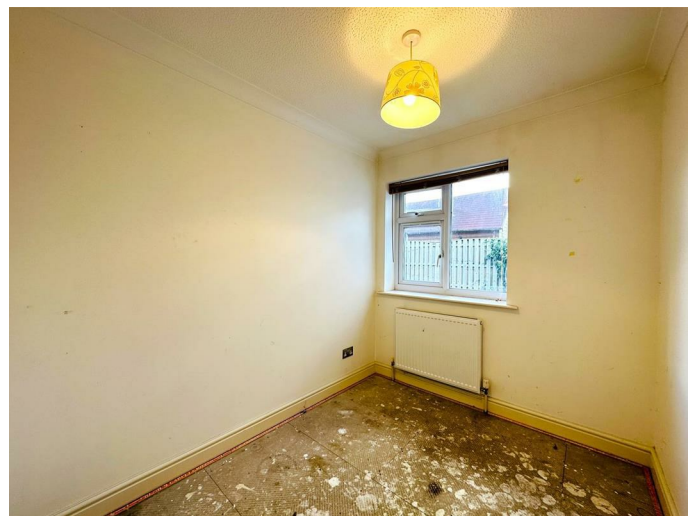
UPVC double glazed window to the rear elevation, central heating radiator and television point.

Bedroom Two
13'10" x 8'8" (4.23m x 2.66m)



UPVC double glazed window to the rear elevation. Storage cupboard housing "Worcester Bosh" central heating boiler and central heating radiator.

Bedroom Three
8'9" x 6'9" (2.67m x 2.06m)



UPVC double glazed windows to the side elevation and central heating radiator.

Shower Room

7'5" x 5'8" (2.27m x 1.74m)



Walk-in shower cubicle with chrome trimmed glass shower screen, chrome shower head and chrome controls. White low flush w.c with concealed cistern and chrome fittings. White floating wash hand basin set into two draw vanity unit with chrome mixer tap over. The room is tiled to ceiling height. UPVC double glazed frosted window to the side elevation and chrome heated towel rail.

EXTERIOR- Front



The garden is predominantly laid to lawn with flagged pathway running along the front. Flagged driveway with decorative stone centre and further flagged hardstand leading up to:



Garage

16'7" x 9'0" (5.07m x 2.76m)

'Up and over' door, power and lighting.

Rear



Floodlight on 'PIR' sensor. Flagged patio running along the rear of the property. UPVC door with top section having double glazed panel leading into the Garage. The garden area is predominantly laid to lawn with mature established trees and shrubs.



Directions

From Selby Town centre, take the A19 Doncaster Rd. Cross over the level crossing and continue along Doncaster Rd, turn right onto Mayfield Road and the property can be clearly identified by our Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Band: D

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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) 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.

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 - 01977 791133

CASTLEFORD - 01977 558480

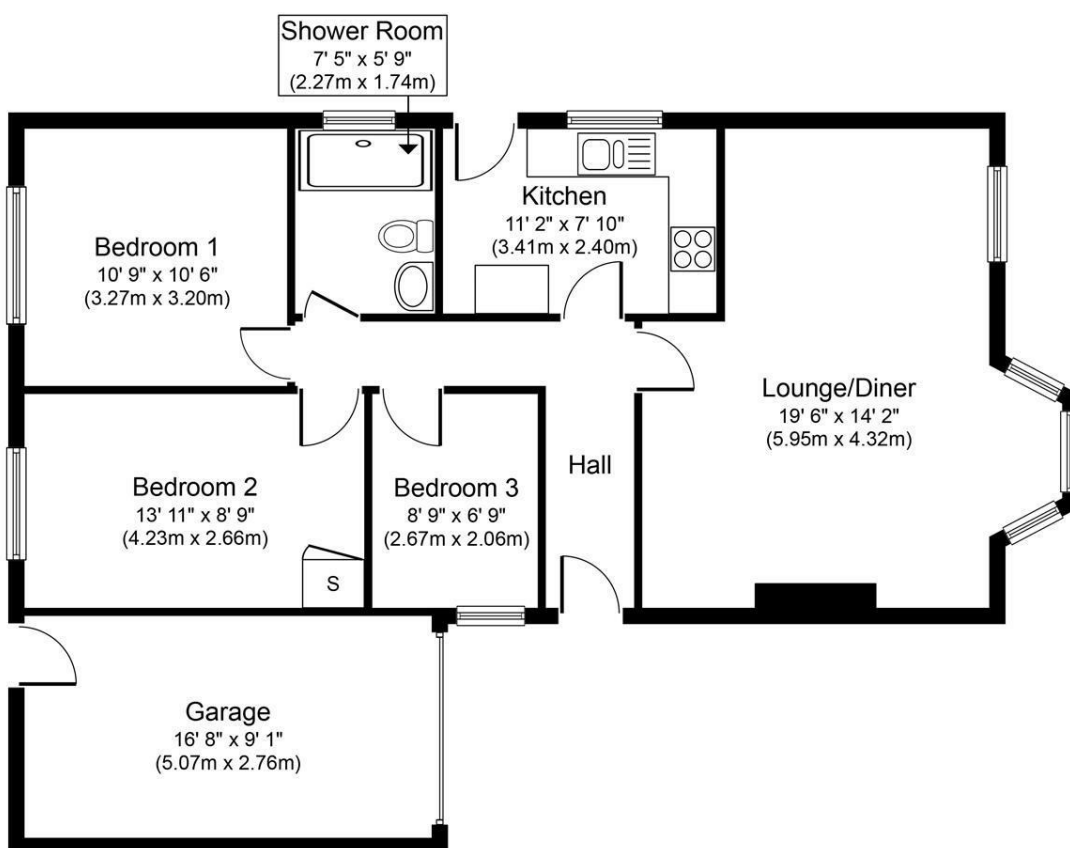
TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

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.



Approximate Floor Area
943 sq. ft.
(87.6 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.

Copyright V360 Ltd 2023 | www.houseviz.com



T 01757 241124
 W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

