

Park Row



St. Wilfrids View, Brayton, YO8 9GQ

£210,000



****SOUGHT AFTER VILLAGE LOCATION**FULLY ENCLOSED REAR GARDEN**** Situated in the desirable village of Brayton, this Mid-Terraced home briefly comprises of: Hall, Ground Floor W.C, Kitchen and Lounge Diner. To the First Floor are three bedrooms and a Family Bathroom. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**





Property Overview

The property benefits from full central heating and double glazing.

The Kitchen integrated appliances include: electric oven, four ring gas hob, brushed steel extractor fan with downlighting, fridge, freezer, washing machine and dishwasher.

The First Floor Family Bathroom benefits from: white panel bath, chrome shower over, white low flush w.c and white pedestal wash hand basin.

Externally, there are two allocated parking spaces to the right, at the end of the row, with a fully enclosed garden to the rear.

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor w.c

5'7" x 2'10" (1.71m x 0.87m)

Kitchen

5'7" x 2'10" (1.71m x 0.87m)

Lounge Diner

15'7" x 13'8" (4.76m x 4.18m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'9" x 9'4" (4.21m x 2.86m)

Bedroom Two

9'6" x 7'8" (2.92m x 2.35m)

Bedroom Three

9'3" x 5'11" (2.84m x 1.81m)

Bathroom

7'2" x 5'6" (2.19m x 1.70m)

Directions

On leaving Selby Town Centre towards Doncaster via Doncaster Road, continue along Doncaster Road on entering Brayton, going past Tesco Petrol Station at the traffic lights turn right onto Barff lane, then turn right onto St Wilfrids Drive. Turn right onto St Wilfrids View and the property will be clearly be identified by the Park Row Properties 'For Sale' board.

Tenure, Local Authority and Tax Banding

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Ultrafast

Mobile: 4G

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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.

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 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.

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

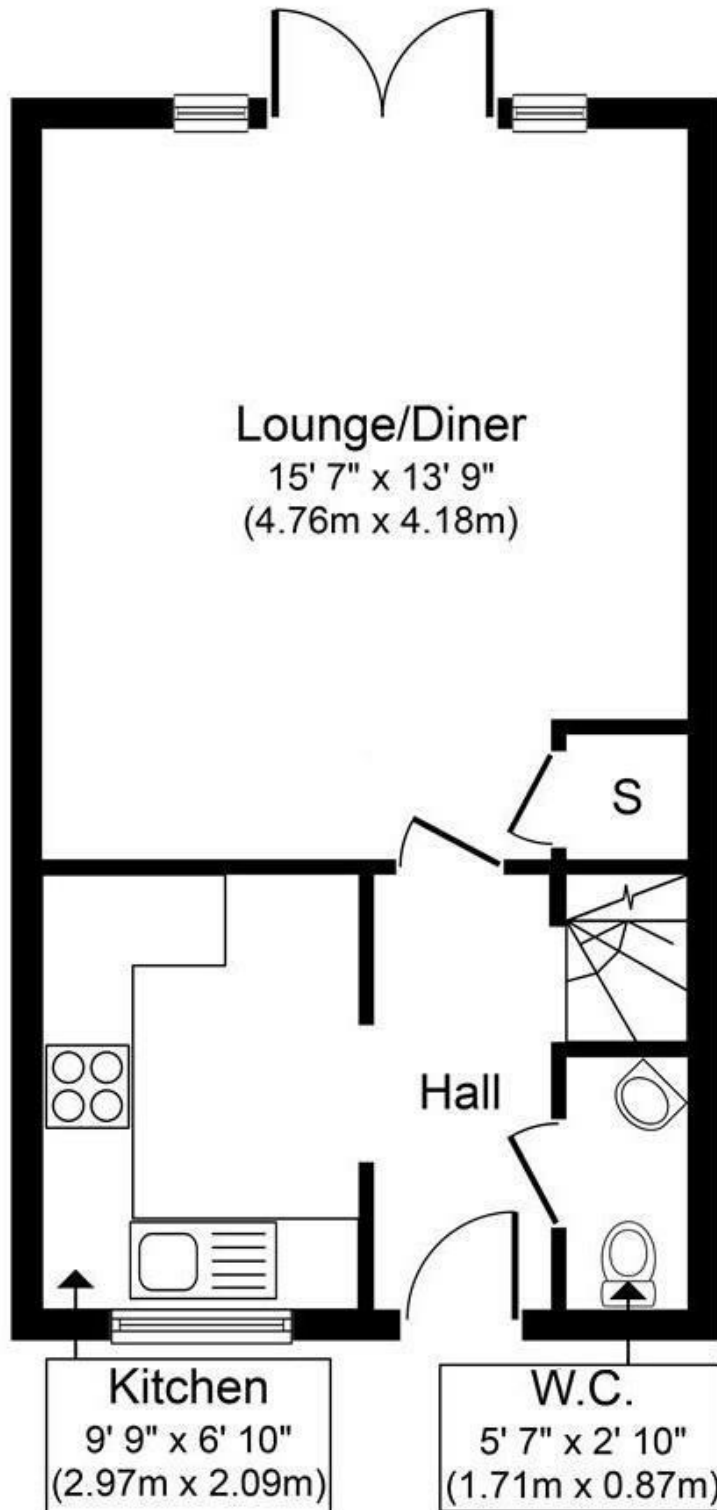
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

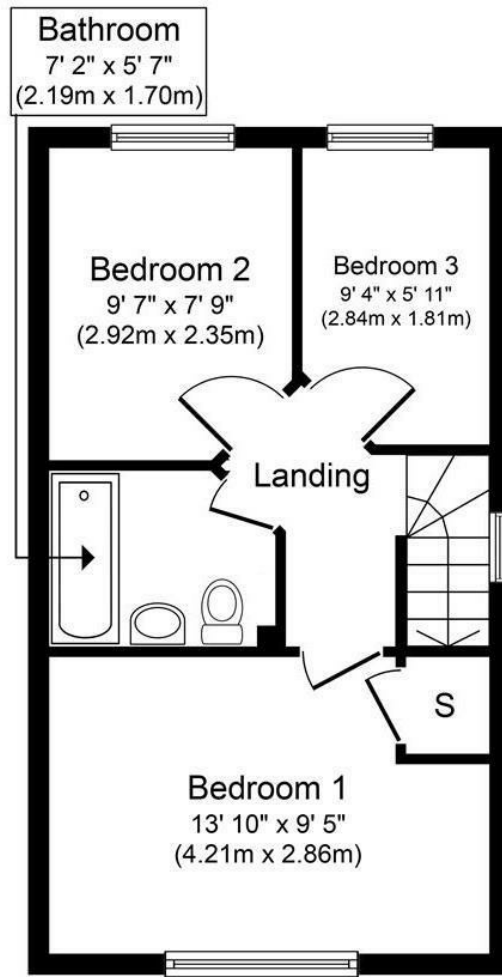




Ground Floor
Approximate Floor Area
357 sq. ft.
(33.2 sq. m.)

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
357 sq. ft.
(33.2 sq. m.)

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