

# Park Row



**Merlin Way, Brayton, YO8 9SB**

**Offers Over £230,000**



**\*\*VILLAGE LOCATION\*\*EN-SUITE TO MASTER BEDROOM\*\*** Situated in Brayton, this semi detached property briefly comprises: Ground Floor w.c, Lounge Diner and Kitchen. To the First Floor are three bedrooms, En-Suite and Bathroom. Externally the property has parking to the front and an enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

Welcome to this charming semi-detached house located in the sought-after area of Merlin Way, Brayton. This property boasts a modern design with 1 reception room, 3 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

Built in 2018, this house offers a contemporary feel with its stylish features. The 826 sq ft layout is well-designed, making the most of the space available. The patio doors not only bring in plenty of natural light but also lead you to a lovely outdoor area, perfect for relaxing or entertaining guests.

One of the highlights of this property is the off-street parking, ensuring convenience for you and your visitors. Situated in a popular village location, you'll enjoy a peaceful neighbourhood with easy access to local amenities and transport links.

Don't miss the opportunity to make this house your home. With its modern layout, convenient features, and desirable location, this property is sure to capture your heart. Contact us today to arrange a viewing and envision the life you could lead in this wonderful home on Merlin Way.

## GROUND FLOOR ACCOMMODATION

### Hall

17'9" x 6'5" (5.43m x 1.98m)

### Ground Floor w.c

5'8" x 2'11" (1.74m x 0.90m)

### Lounge Diner

16'2" x 15'9" (4.94m x 4.81m)

### Kitchen

10'7" x 9'0" (3.24m x 2.75m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'3" x 8'11" (3.43m x 2.73m)

### En Suite

8'11" x 4'8" (2.73m x 1.43m)

### Bedroom Two

9'10" x 8'5" (3.00m x 2.59m)

### Bedroom Three

8'0" x 6'6" (2.46m x 2.00m)

### Bathroom

7'0" x 6'2" (2.14m x 1.90m)

## EXTERIOR

## Front

Flagged pathway, front garden laid to lawn with herbaceous borders and tarmacked drive.

## Rear

Flagged patio area, garden is laid to lawn and fully enclosed.

## 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 left onto Merlin Way and the property will be clearly identified by the Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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

Gas: Mains

Sewerage: Mains

Water: Mains/Metred

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.

## 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

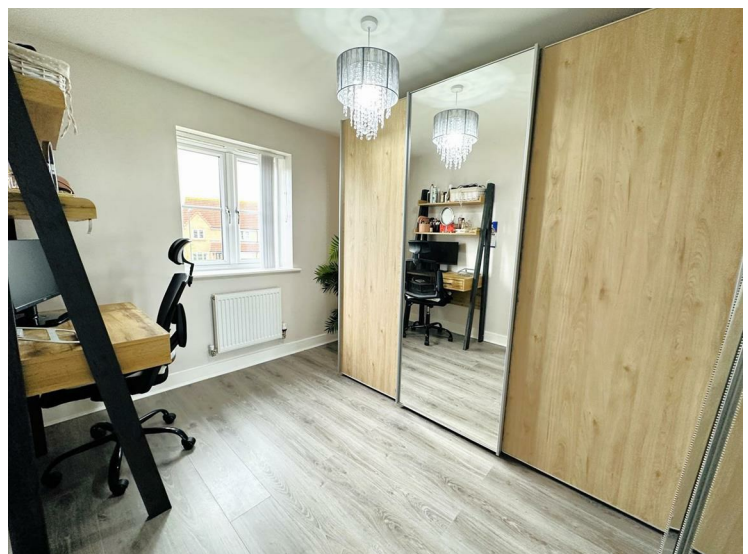
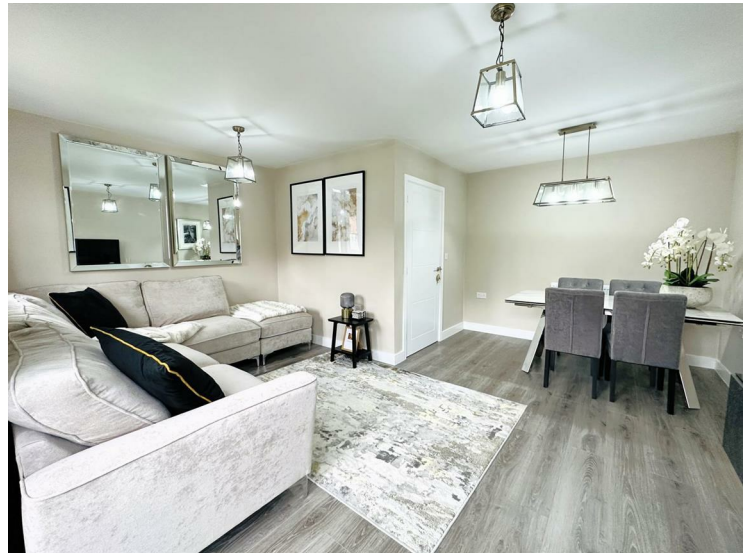
## **VIEWINGS**

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.

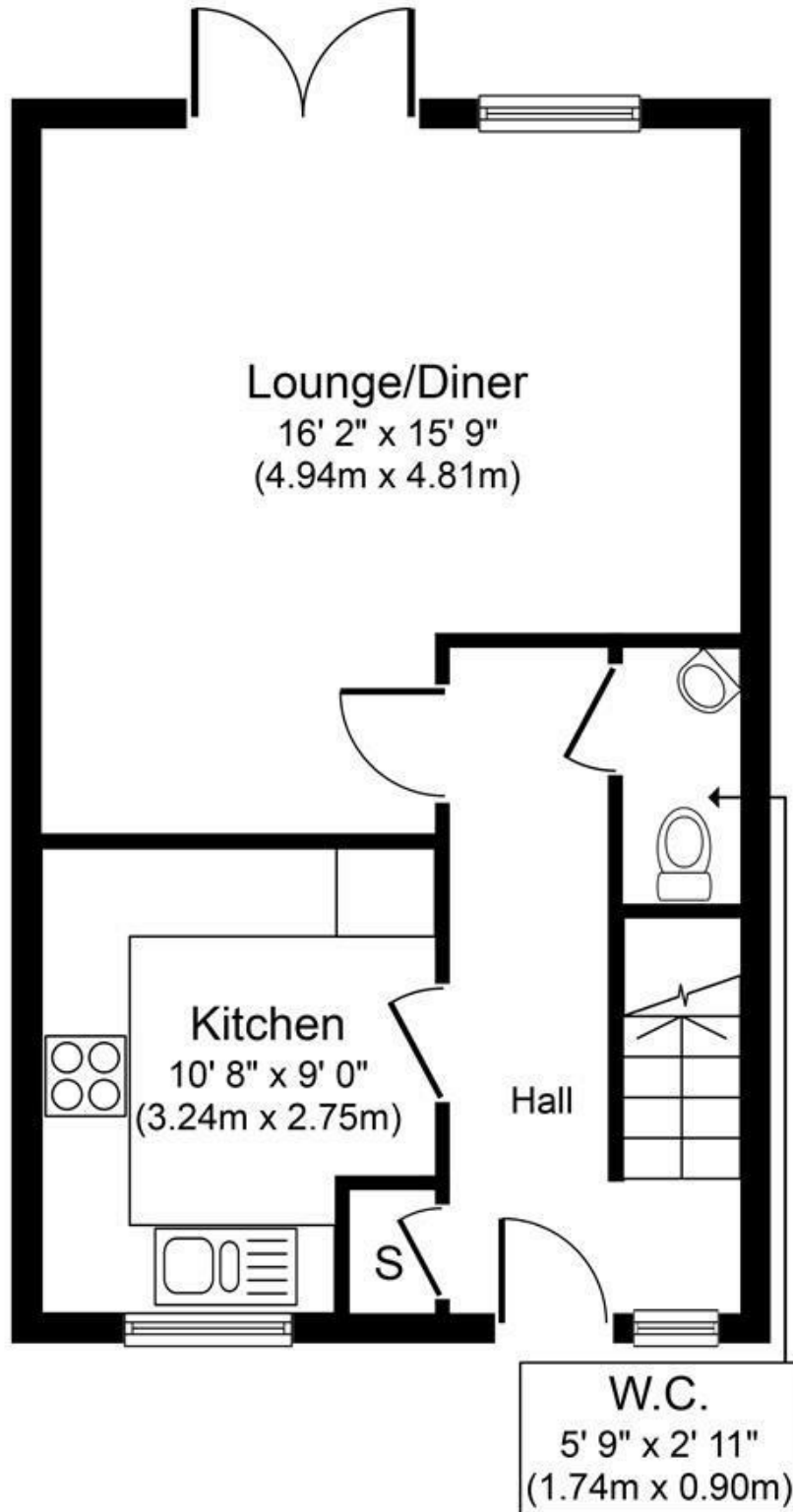








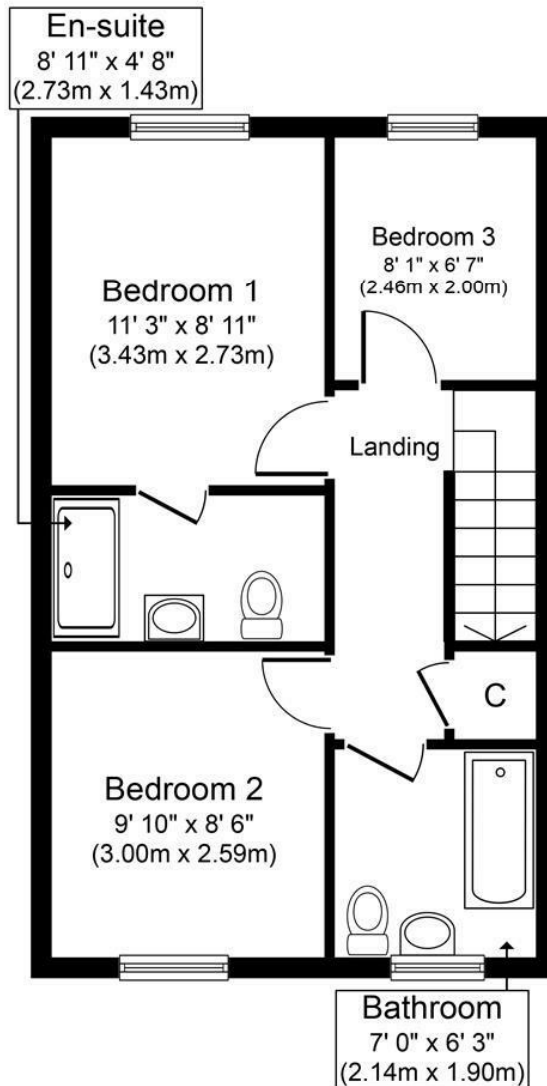




**Ground Floor**  
**Approximate Floor Area**  
**413 sq. ft.**  
**(38.3 sq. m.)**

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  
413 sq. ft.  
(38.3 sq. m.)

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