Keith Taylor

ESTATE AGENT / RESIDENTIAL LETTINGS & MANAGEMENT
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Established 1978



12 Moat Way

Brayton, Selby, YO8 9RB

£325,000

** CHAIN FREE ** GARAGE WITH NEW ROOF **NEW BOILER** This delightful detached house on Moat Way offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family, or to have a dedicated 'home office' without comprising a bedroom!

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the parking space available for two vehicles, providing ease and security for your cars.

Situated on a highly regarded street, this home is surrounded by a friendly community and boasts excellent village amenities. Residents can enjoy the nearby lovely canal walks, perfect for dog owners and nature enthusiasts alike. Additionally, Brayton Barff, a local nature reserve, is just a stone's throw away, offering further opportunities for dog walks and enjoying the great outdoors.

This property is chain-free and ready for you to move into, making it an attractive option for those looking to settle down without delay. Whether you are a first-time buyer or seeking a family home, this house on Moat Way is a wonderful opportunity not to be missed. Come and experience the charm of Brayton for yourself!

Agents Note Some of the rooms have been artistically staged with marketing furniture photographs - all rooms in this property are currently empty and void of any furniture.

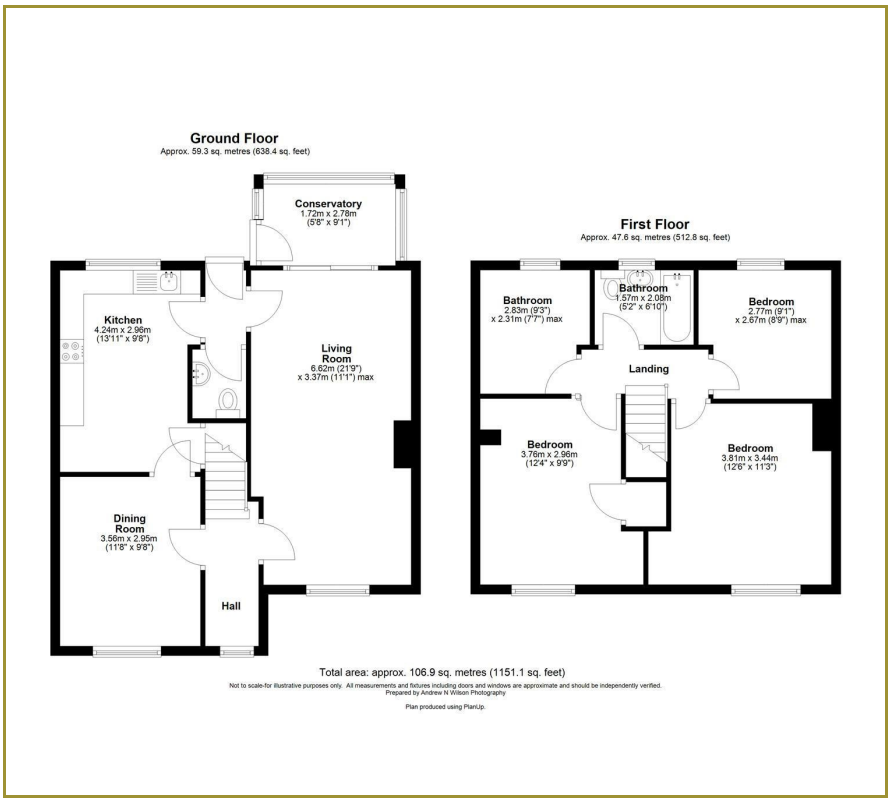
- ** CHAIN FREE **
- 4 Bedroom Detached Family Home
- 2 Reception Rooms
- Modern Kitchen
- Sun Room at the Rear
- Rear Garden NOT Overlooked
- Detached Single Garage with new roof
- Paved Driveway for off Street Parking
- Highly Popular Location
- Ground Floor WC

Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

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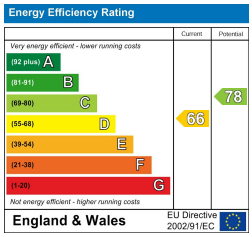
Floor Plan

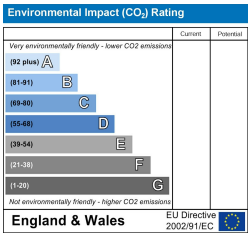


Area Map



Energy Efficiency Graph













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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