

Park Rôw



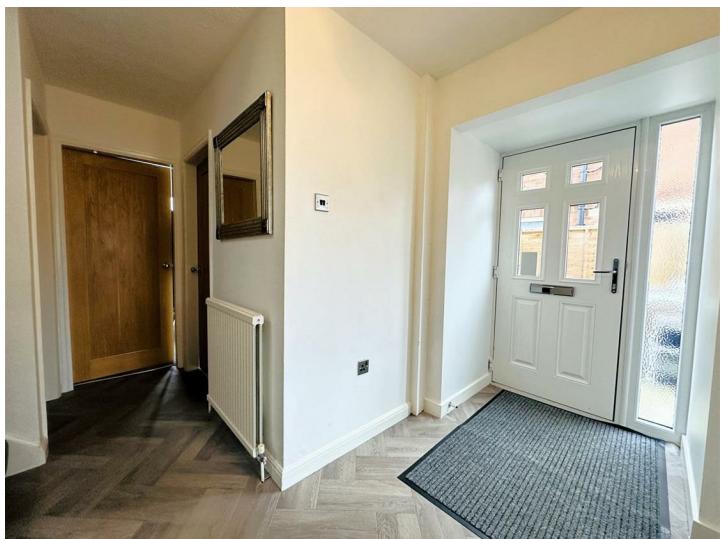
Beaumont Place, Brayton, Selby, YO8 9EW

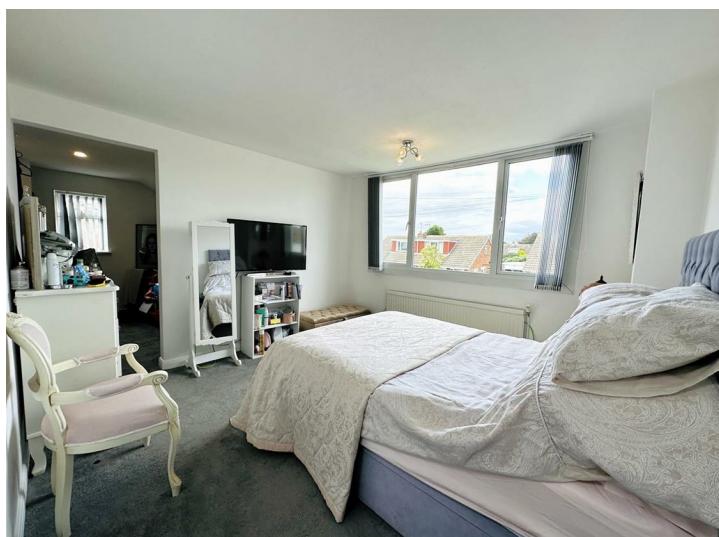
Offers Over £220,000



****DETACHED GARAGE**SOUTH FACING REAR GARDEN**** Situated in the village of Brayton, this semi-detached dormer bungalow briefly comprises: Entrance Hall, Lounge Diner, Kitchen, two bedrooms and a Bathroom. To the First Floor is a further bedroom with a Dressing Area. Externally there is a front garden, driveway, detached garage and rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS 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 SUMMARY

This semi-detached dormer bungalow in the village of Brayton features a well-appointed kitchen, a spacious lounge diner perfect for entertaining, a bathroom and two comfortable bedrooms, providing ample space for guests or a home office. Upstairs, the first floor hosts the main bedroom with a dedicated dressing area.

Externally, the property boasts a front garden, a private driveway for off-road parking, a rear garden ideal for outdoor activities and a detached single garage for extra storage or vehicle space.

GROUND FLOOR ACCOMMODATION

Hall

11'9" x 9'5" (3.60m x 2.88m)

Kitchen

9'4" x 8'9" (2.85m x 2.68m)

Lounge Diner

15'9" x 11'7" (4.81m x 3.54m)

Bedroom Two

11'7" x 10'11" (3.54m x 3.33m)

Bedroom Three

8'10" x 7'7" (2.70m x 2.32m)

Bathroom

6'1" x 5'4" (1.86m x 1.63m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'7" x 11'1" (3.55m x 3.39m)

Dressing Area

8'10" x 7'1" (2.71m x 2.18m)

EXTERNAL

Front

Off street parking and front garden laid to lawn.

Rear

Enclosed rear garden laid to lawn with detached single garage.

DIRECTIONS

Leave Selby on the A19 Doncaster Road through the village of Brayton to the crossroads/traffic lights. At the traffic lights turn right onto Barff Lane and first right onto Moss Green Lane. Finally, turn right onto Beaumont Place where the property can be clearly identified by a Park Row 'For Sale' board.

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.

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

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.

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.

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.

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:

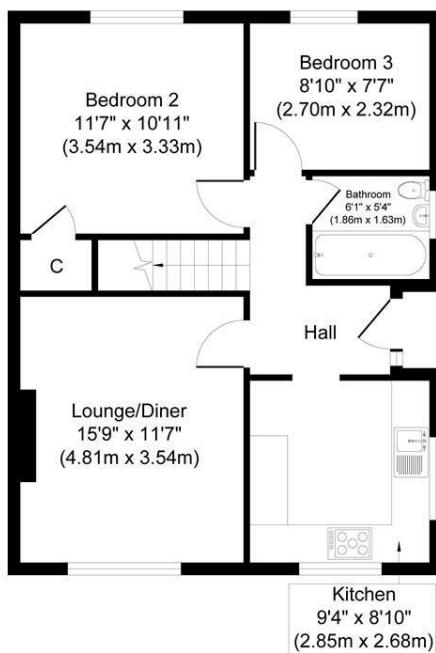
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

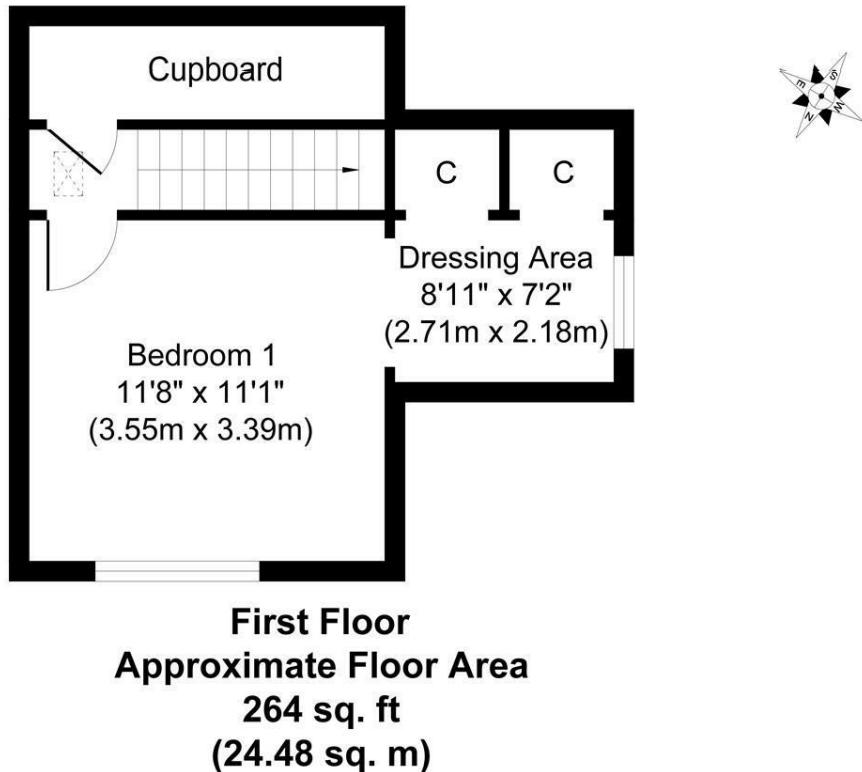
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
586 sq. ft
(54.42 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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selby@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (70-80)		C (70-80)	
D (59-69)		D (59-69)	
E (48-58)		E (48-58)	
F (37-47)		F (37-47)	
G (21-36)		G (21-36)	
A (1-20)		A (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	