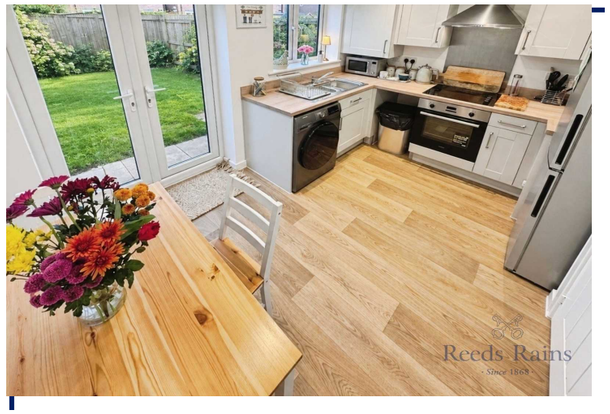




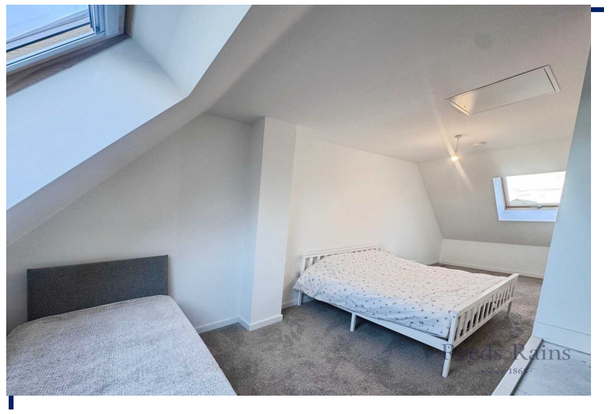












Bracken Way, Selby, North Yorkshire, YO8

Guide Price: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Bracken Way, Selby, North Yorkshire, YO8

Guide Price: £240,000 Freehold

Council Tax Band: C
EPC Rating: B

Reeds Rains Selby are delighted to bring to market this newly built 3 bedroomed property, with spacious bedrooms, enclosed rear garden area. Set in a prime location on Staynor Hall.
Don't delay book a viewing today!

Our View
Situated within a popular residential development in Selby, this attractive three-bedroom semi-detached townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for a range of buyers.
The property benefits from three well-proportioned bedrooms, including an impressive master bedroom occupying the top floor, providing a lovely degree of privacy. Externally, there is an enclosed rear garden, ideal for outdoor entertaining and relaxation, together with off-street parking for two vehicles and the added benefit of an electric vehicle charging point.
Combining practical modern living with a convenient location, this appealing home is ideally suited to families, first-time buyers and professionals alike.

Location
The popular Staynor Hall development is ideally situated off Bawtry Road, conveniently located close to the Selby Bypass, making it an excellent choice for commuters and families alike.

Selby town centre offers a fantastic range of shopping and leisure facilities, together with a selection of well-known supermarkets including Lidl, Sainsbury's, Tesco, Morrisons and Aldi. The town also boasts the historic Selby Abbey, a variety of schools and several retail parks, providing a wealth of amenities to suit everyday needs.

For commuters, the property is ideally placed for access to the A19 and A63, offering convenient road links to York, Leeds and Doncaster. Selby railway station is also within approximately a 10–15 minute walk, providing regular services to Hull, Leeds and Doncaster, as well as direct rail connections to London.

Overall, Staynor Hall offers a convenient location combining local amenities, leisure facilities and excellent transport links.

Kitchen Dining Room
11'9" x 8'4" (3.58m x 2.54m)
The modern fitted kitchen is finished with attractive grey shaker style units, complemented by light wood-effect work surfaces and stylish flooring. Offering a range of integrated cooking facilities, including an electric hob, oven and stainless steel extractor hood, there is also space for additional appliances. Further benefits include a stainless steel sink with drainer, washing machine and space for a fridge freezer. A bright and practical space, ideal for everyday cooking and entertaining.

Living Room
11'8" x 14'6" (3.56m x 4.42m)
A bright and welcoming living room offering a comfortable and versatile space to relax and unwind. The room benefits from neutral décor, a UPVC double-glazed window allowing plenty of natural light to fill the space, and a radiator for comfort. There is ample room for a range of lounge furnishings, making it ideal for everyday living and entertaining family and friends. Further benefits include a useful built-in storage cupboard and access through to the entrance hallway, which leads to the front door. A lovely reception room providing a warm and inviting feel.

Master Bedroom
8'4" x 25'4" (2.54m x 7.72m)
To the the top floor with two velux windows and radiator.

Bedroom Two
11'8" x 10'4" (3.56m x 3.15m)
To the front elevation with upvc window and radiator.

Bedroom Three
8'7" x 11'8" (2.62m x 3.56m)
To the rear elevation with upvc window and radiator.

House Bathroom
7'9" x 5'5" (2.36m x 1.65m)
The bathroom comprises a frosted UPVC double-glazed window providing natural light and privacy, a panelled bath with shower over, wash hand basin and low-level WC. Further benefits include a radiator, completing this practical and well-appointed family bathroom.

Cloakroom w/c
4'8" x 3'6" (1.42m x 1.07m)
A generously proportioned cloakroom comprising a low-level WC and wash hand basin, with the added benefit of a radiator. A useful addition to the property, ideal for guests and everyday convenience.



For full EPC please contact the branch.

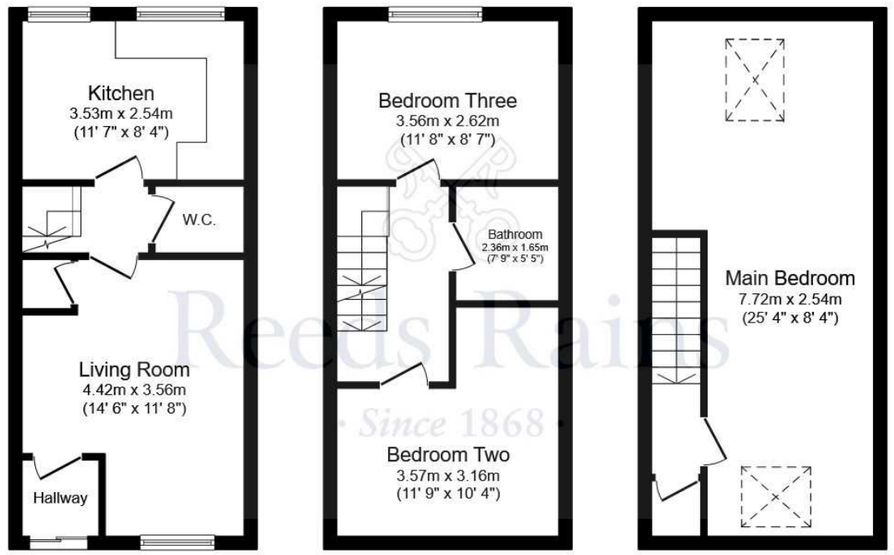
External
To the front, the property benefits from an attractive lawned garden, complemented by mature shrubs, creating a pleasant approach. Gated side access leads through to the enclosed rear garden, which offers a lovely outdoor space to enjoy, featuring a patio area ideal for outdoor dining and entertaining.
Further benefits include off-street parking for two vehicles, together with an electric vehicle charging point.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Bracken Way, Selby



Total floor area: 87.5 sq.m. (942 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

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Other important information which you will need to know about this property can be found at reedsrains.co.uk