



## 2 bed apartment to buy in YO8

155 Moat Way, Brayton, Selby, North  
Yorkshire, YO8 9TB

**£100,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Requires a Deep Clean (Tobacco Stained)
- ✓ Requires New Flooring Throughout
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

\*\* AUCTION PROPERTY \*\* OFFERS OVER £100,000.

Ground floor apartment located on Moat Way in the highly sought-after village of Brayton, Selby.

This property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter the apartment, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you feel right at home from the moment you step inside. The property also boasts a well-appointed bathroom, catering to all your daily needs. All of which require updating at the very least.

One of the standout features of this apartment is the convenience of having a designated parking space for one vehicle, a valuable asset in today's busy world. The location itself is a significant draw, as Brayton is known for its community spirit and accessibility to local amenities, making it a desirable place to live.

This property is being offered at auction, which has generated considerable interest, highlighting its appeal in the current market. Whether you are looking to invest or find your next home, this apartment presents a fantastic opportunity not to be missed.

In summary, this ground floor flat on Moat Way is a perfect blend of comfort, convenience, and location. We invite you to explore this property further and discover the potential it holds for you..

AGENTS NOTE ~

\*\* There has been a heavy smoker living in this apartment and as such the apartment will need deep cleaning, decorating and updating throughout - PRICED TO SELL \*\*

Property Info: - St Wilfrid House: a Taylor Wimpey-constructed quality development of apartments sitting in the heart of the village of Brayton, close to some lovely walks on Cross Hills Lane towards the Rugby Ground and further to the Selby Horseshoe Walk and the woodland of Brayton Barff.

The property briefly comprises :

Secure entrance via Intercom system, entrance hall with storage cupboard; bathroom with shower over bath, hand basin vanity unit and a low level WC, tiled walls to the wet areas and extractor fan. The Kitchen requires updating.

The lounge diner has a good sized window to the front, modern electric radiator and TV point. Requires updating, new flooring (carpet etc) and decorating.

The bedrooms are both doubles.

Heating - electric (modern full control radiators)

Fully double glazed

Council Tax - Band B. North Yorkshire County Council

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 133

Annual Ground Rent Amount: £140.00

Annual Service Charge Amount: £960.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**24 Burns Road, Leamington Spa, Warwickshire, CV32 7EL, <https://courtneydowningstates.co.uk/>**

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