



HUNTERS®
HERE TO GET *you* THERE

15 Moat Way, Brayton, Selby, YO8 9RA

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Asking Price £335,000

DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this well presented four bedroom detached home situated within the popular village of Brayton. The property benefits from a new gas central heating system and UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c., lounge dining room, kitchen, utility room and conservatory to the ground floor. To the first floor bedroom one has en-suite bathroom with built in wardrobes, three further double bedrooms and a family bathroom. To the front of the property there is a blocked paved driveway with parking that leads to the large double garage along with a garden laid to lawn. To the rear of the property there is a further blocked paved patio area along with a garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate this property on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Brayton is located within close proximity to Selby, and has bus links between Selby and Doncaster. Amenities include a Tesco Express, two public houses, a post office and a butcher. The village also plays host to a community and events centre, while education is provided by a primary and secondary school in the village, both rated "good" by Ofsted.

DIRECTIONS

From Selby, take the A19 in the direction of Doncaster. Upon entering Brayton at the traffic lights take the right turn onto Barff Lane then turn the third right onto Moat Way. Continue onto Moat Way and the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : E

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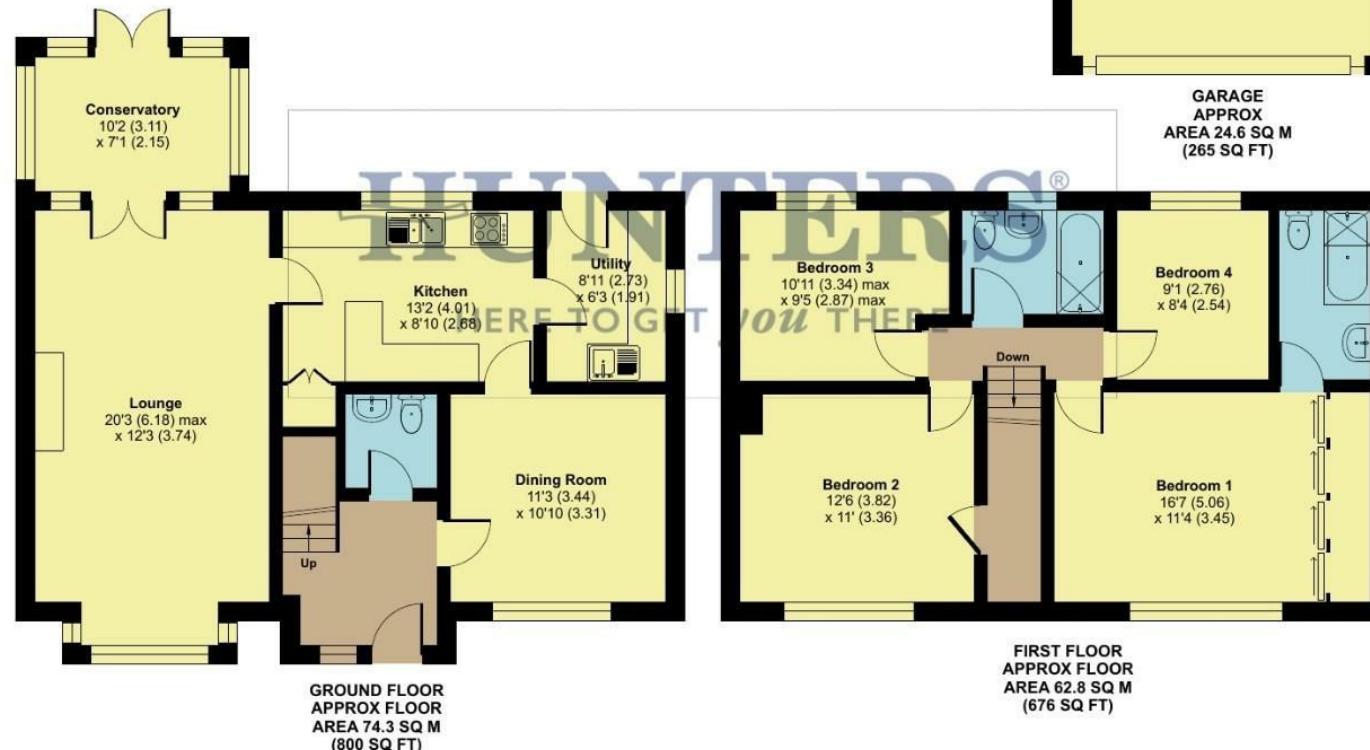
Moat Way, Brayton, Selby, YO8

Approximate Area = 1476 sq ft / 137.1 sq m

Garage = 265 sq ft / 24.6 sq m

Total = 1741 sq ft / 161.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfcicom 2025.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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