



Elmhirst
Parker
Estate Agents & Solicitors



21 St. Marys Walk

Hambleton
YO8 9GH

Offers in the region of
£220,000



- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- READY TO MOVE INTO
- RE-FURBISHED TO A HIGH STANDARD BY THE CURRENT OWNER
- NEW HEATING SYSTEM
- NEW KITCHEN
- NEW BATHROOM AND CLOAKROOM
- NEWLY DECORATED THROUGHOUT
- NEW CARPETS AND FLOORING THROUGHOUT





Nestled in the charming area of St. Marys Walk, Hambleton, Selby, this delightful semi-detached house presents an excellent opportunity for those seeking a modern and comfortable home. The house has been finished to a high standard, ensuring that every corner reflects contemporary style and functionality. Boasting a new heating system, new kitchen and bathroom and newly decorated throughout, this property is ready to move into, allowing you to settle in without the hassle of renovations or repairs. With two well-proportioned bedrooms and low maintenance outside space, this property is perfect for small families, couples, or individuals looking for a serene living space.

Composite entrance door with storm porch over leading into:-

Open Plan Kitchen

3.84m max x 3.03m (12'7" max x 9'11")

Having a range of modern white base and wall units.

Complimentary work surfaces incorporating a single drainer

stainless steel sink with mixer tap over. Integrated electric oven with gas hob and extractor over. Plumbing for washing machine and space for a tall fridge/freezer. Understairs storage cupboard and a radiator.

Cloakroom

Having a white suite comprising wash hand basin inset into a vanity unit and a wc. Chrome effect towel rail/radiator.

Living Room

3.84m x 3.71 (12'7" x 12'2")

With french doors into the rear garden and a radiator.

Landing

With doors off and access to roof space.

Bedroom 1

3.84m x 3.22m max (12'7" x 10'6" max)

Being of a double size and having built in wardrobes. With a window to the rear elevation and a radiator.



Bedroom 2

3.84m max x 2.49m (12'7" max x 8'2")

Having a window to the front elevation, radiator and over stairs storage cupboard.

Bathroom

Being predominantly tiled and having a white suite comprising panelled bath with shower over, countertop wash hand basin and wc. Chrome style ladder towel rail / radiator.

Outside

To the front is a low maintenance slate area with an off road parking space to the side. A pathway leads to the rear garden which is laid mainly to lawn, with patio and garden shed.

Utilities

Mains Electric

Mains Gas

Mains Water (Metered)

Mains Sewerage

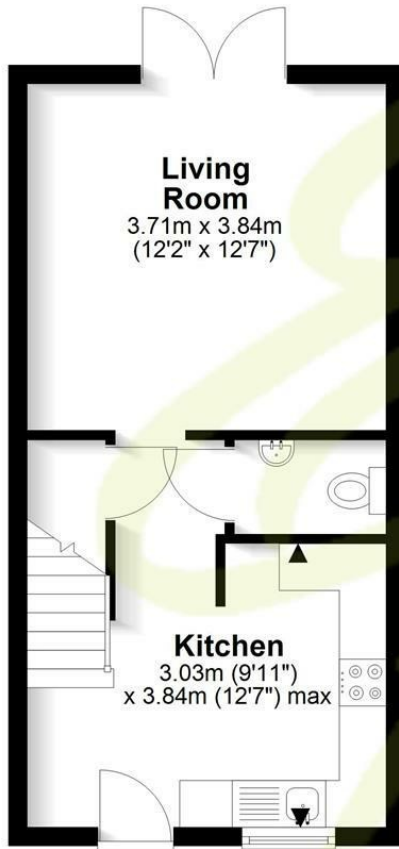
Mobile 4G

Broadband FTTP (Ultrafast)



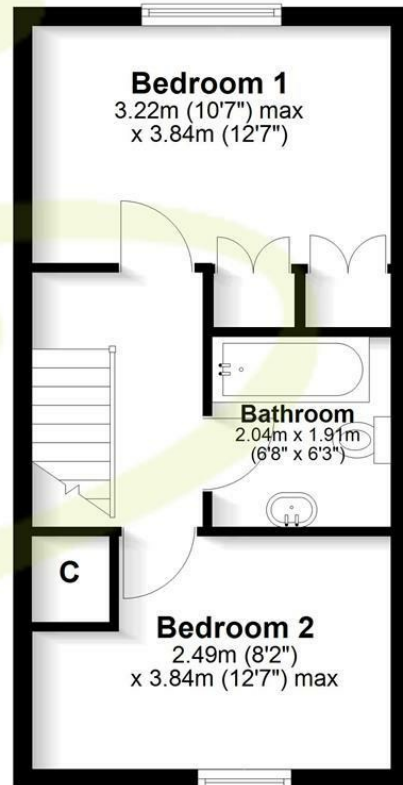
Ground Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Total area: approx. 61.0 sq. metres (657.1 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

T: 01757 293620

E: eproperty@elmhirstparker.com

W: epestategents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT



Find us on.. **rightmove**

