# 9 Buckle Court

Selby
YO8 4YD

Offers in the region of £145,000

2 Bed House - Semi-Detached

- SEMI DETACHED HOUSE
- TWO GOOD SIZED BEDROOMS
- COMBI BOILER INSTALLED 2025
- LARGE CONSERVATORY
- KITCHEN/DINER
- EPC C RATING
- WITHIN EASY REACH OF LOCAL AMENITIES AND TOWN CENTRE
- NO CHAIN

Elmhirst Parker
ESTATE AGENTS

Welcome to this semi-detached house located on Buckle Court, Selby. This delightful property features two generously sized bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space. The well-proportioned reception room provides a perfect area for relaxation or entertaining guests. One of the standout features of this home is the large conservatory, which is a versatile area that could be used as a dining space, a playroom, or simply a tranquil spot to unwind with a good book. Situated within easy reach of local amenities and the town centre, this property benefits from convenient access to shops, schools, and recreational facilities. No chain.

Entrance door leading into:-

## Living Room
5.49m x 3.17m (18'0" x 10'4")
Having a brick fireplace and hearth housing a multifuel burner. Stairs off to the first floor and two windows to the front elevation.

## Kitchen
2.38m x 5.49m (7'10" x 18'0")
Having a range of base and wall units and a one and a half bowl stainless steel sink unit. Integrated double electric oven with five ring gas hob over and extractor. Plumbing for washing machine and space for a fridge freezer. Radiator and a door into:-

## Conservatory
5.06m x 2.33m (16'7" x 7'7")
Being glazed to three sides and french doors leading into the rear garden.

## Landing
With doors off and an open cupboard housing the Combi boiler.

## Bedroom 1
3.56m x 2.86m (11'8" x 9'4")
Having built in wardrobes to one wall. With a window to the rear elevation and a radiator.

## Bedroom 2
3.07m x 2.75m (10'0" x 9'0")
Having built in open wardrobes and shelving. With a window to the front elevation and a radiator.

## Bathroom
1.70m x 2.17m (5'7" x 7'1")
Having a white suite comprising panelled bath with hand held shower over, counter top wash basin and a wc. With a window to the side elevation.

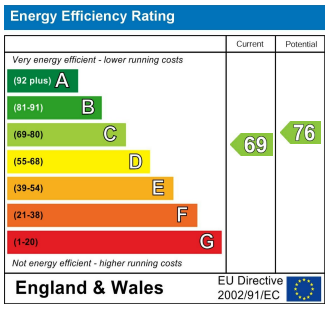
## Outside
Having a small grass area to the front and a pebbled area to the rear. Off road parking space to the side of the property and a shed.

## Utilities
Mains Electric
Mains Gas
Mains Water (Not Metered)
Mains Sewerage
Mobile* 4G
Broadband* FTTP (Ultrafast)

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.

Total area: approx. 74.7 sq. metres (803.5 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.

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