



35 Haig Street

Selby
YO8 4BY

Offers in the region of
£185,000



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN LIVING SPACE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SUN ROOM WITH PITCHED ROOF
- GAS HEATING AND DOUBLE GLAZING
- WITHIN EASY REACH OF THE TOWN CENTRE
- LOCAL AMENITIES NEARBY
- LOW MAINTENANCE GARDENS





Welcome to this charming property on Haig Street, Selby. This delightful house boasts a perfect blend of modern living and convenience. As you step inside, the open plan living space adds a sense of airiness and flow to the property, perfect for entertaining guests or simply enjoying a quiet night in. With three bedrooms, there's ample space for the whole family to unwind and relax. The highlight of this property is undoubtedly the modern kitchen, complete with integrated appliances that make cooking a joy. Adjacent to the kitchen is a sunroom with a pitched roof, offering a tranquil spot to bask in the sunlight. Convenience is key with easy access to the town centre and local amenities, making errands a breeze. For those who appreciate low maintenance living, the gardens here are a dream come true. Spend your weekends relaxing rather than toiling away in the garden.

Entrance Porch

Having a UPVC entrance door and door into:-

Entrance Hall

With doors off and stairs to the first floor. Radiator.

Living Room

4.19m x 3.96m (13'8" x 12'11")

Having a stone fireplace incorporating an electric fire. With a bay window to the front elevation and a radiator. Opening to:-

Kitchen/Diner

5.22m x 3.23m (17'1" x 10'7")

Having a good range of cream fronted modern units installed by Magnet just over 6 years ago. Black resin worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap over. Integrated electric oven and hob with stainless steel and glass extractor over. Integrated washing machine, dish washer and fridge/freezer. The boiler which was installed about 3 years ago is also located here. Two windows to the side elevation and a further window and door into the sunroom.

Sun Room

3.52m x 2.2m (11'6" x 7'2")

Being of UPVC construction with a pitched roof and glazed to three sides. Door into rear garden.

Landing

With doors off and a window to the side elevation.

Bedroom 1

3.93m x 3.06m (12'11" x 10'0")

Being of a double size and having a wall of built in mirror fronted wardrobes. With a window to the front elevation and a radiator.

Bedroom 2

3.23m x 3.06m (10'7" x 10'0")

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



Bedroom 3

2.26m x 2.06m (7'5" x 6'9")

Having a window to the rear elevation and a radiator.

Shower Room

2.77m x 2.06m (9'1" x 6'9")

Being fully tiled and having a corner cubicle with a mixer shower. With a white suite comprising hand wash basin inset into a vanity unit with storage above and below and a wc. Having a window to the front elevation and a radiator.

Outside

To the front is an enclosed paved forecourt garden with gated access. A shared driveway to the side leads to the detached garage which has electric doors. The rear garden is mainly paved so is low maintenance and also has a shed and an outdoor storage container.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

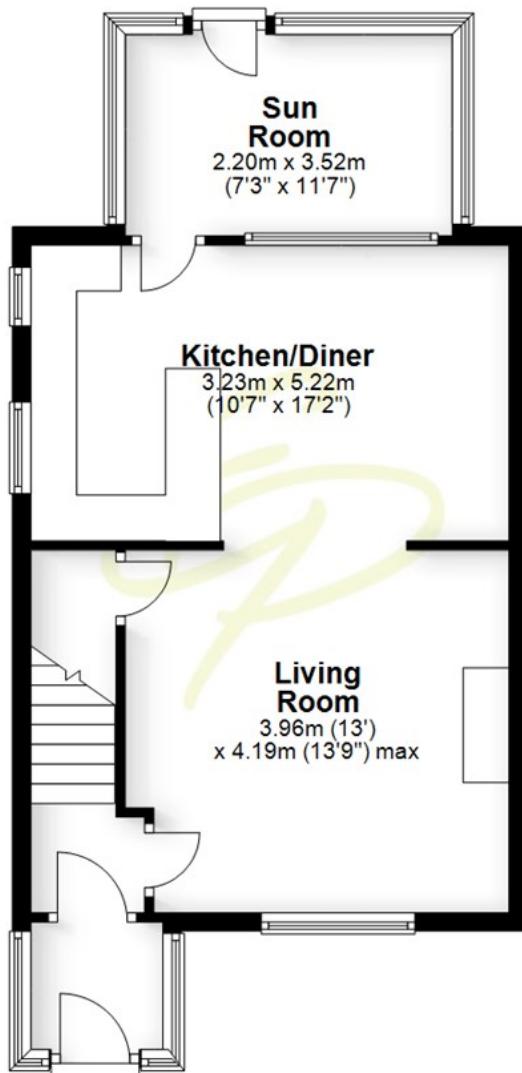
Broadband FTTP (Ultrafast)

Mobile 4G



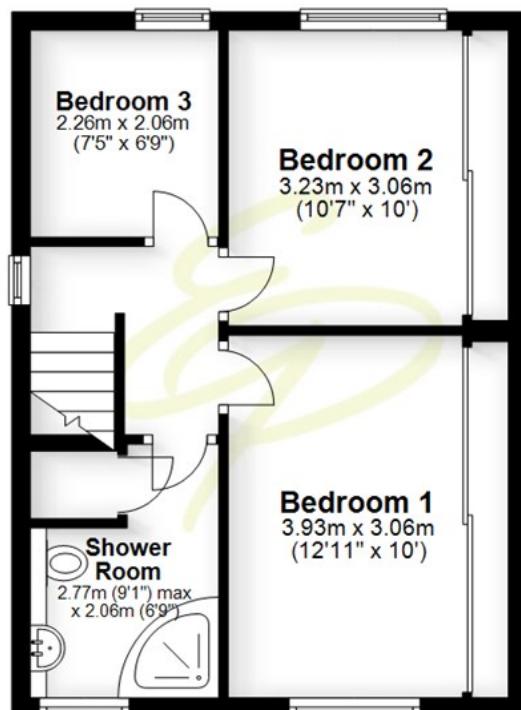
Ground Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 86.3 sq. metres (928.6 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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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