



Elmhirst
Parker
Estate Agents & Solicitors



18 School Close

Selby
YO8 9BW

Offers in the region of
£270,000



- STYLISHLY PRESENTED DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- BATHROOM AND SEPARATE WC
- GARDEN STUDIO
- REAR GARDEN THAT IS NOT OVERLOOKED
- FAVOURED RESIDENTIAL AREA
- EPC RATING C





****STYLISHLY PRESENTED FAMILY HOME IN FAVOURED RESIDENTIAL AREA**** This modern detached house comprises:- living room, open plan kitchen/diner, 3 bedrooms, bathroom and separate wc. Outside are neat and tidy gardens that are not overlooked to the rear and have a garden studio. EPC Rating C.

Composite entrance door leading into entrance lobby and then into:-

Living Room

Having a bay window to the front elevation with a radiator beneath and a further window to the side elevation.

Kitchen/Diner

5.63m x 3.95m max (18'5" x 12'11" max)

Originally two separate rooms but this has been adapted by the current owners to provide a bright and spacious living area. The kitchen is well equipped with attractive olive coloured base and wall units.

Complimentary work surfaces incorporate a one and a half bowl sink unit with mixer tap over. Integrated double electric oven and hob with a stainless steel extractor over. Integrated dishwasher, plumbing for washing machine and space for a fridge freezer, Stairs off to the first floor. There is a door to the side elevation and a window to the rear. The dining section is currently used as a seating area but could easily accommodate a dining table and chairs instead. French doors lead onto the patio area and then into the garden.

Landing

With doors off and a storage cupboard housing boiler.

Bedroom 1

3.5m x 3.27m (11'5" x 10'8")

Having a window to the front elevation and a radiator beneath. Over stairs storage cupboard.

Bedroom 2

3.79m x 2.96m (12'5" x 9'8")

Having a window to the rear elevation with a radiator beneath.

Bedroom 3

2.53m x 2.28m (8'3" x 7'5")

Having a window to the front elevation and a radiator beneath.

Bathroom

Fully tiled with large modern tiles and a decorative mosaic insert. Having a white suite with 'P' shaped bath and rainfall shower over. Wash hand basin inset into a vanity unit. Chrome style ladder radiator/towel rail and a window to the side elevation.

Separate WC

With a white wash hand basin, wc and window to the side elevation.



Outside

The property has neat and well maintained gardens to the front and rear. The driveway to the side provides ample off road parking which leads to the rear garden which is not overlooked. There is a large raised stone patio area and lawn beyond. The garden shed is also included in the sale.

Garden Studio

4.72m x 2.92m (15'5" x 9'6")

A useful additional space and having double doors opening out into the garden. It is currently used as an office/gym with its own electric supply.

Utilities

Mains Electric

Mains Gas

Mains Water (Metered)

Mains Sewerage

Mobile* 4G

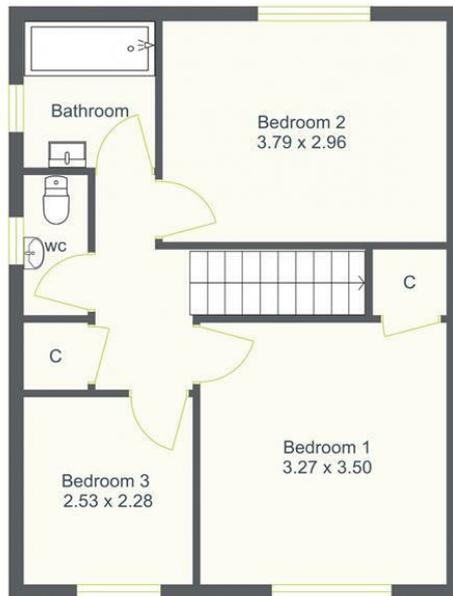
Broadband* HTTP - Ultra fast

*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.





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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(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	

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