

# 3 Beech Grove

Selby  
YO8 4AS

Offers in the region of  
£225,000



- DETACHED HOUSE CONSTRUCTED IN 2011
- THREE BEDROOMS, TWO OF WHICH ARE DOUBLE
- MASTER BEDROOM WITH EN SUITE
- EPC RATING C
- MODERN KITCHEN AND BATHROOM
- IN THE CONSERVATION AREA WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- OPEN PLAN KITCHEN DINER
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- NO CHAIN





Nestled in the charming area of Beech Grove, Selby, this delightful detached house presents a unique opportunity for those seeking a modern home located in the conservation area just a short walk from the town centre, where you will find a variety of shops, cafes, and local amenities. Built in 2011, this property boasts a contemporary design and offers a generous living space of 1,000 square feet, making it ideal for families or professionals alike. The property includes parking for one vehicle, a valuable asset in this desirable location. The house features three well-proportioned bedrooms and two modern bathrooms. The heart of the home is undoubtedly the open plan kitchen diner, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. Step outside to discover a private rear walled garden, which presents an excellent opportunity for gardening enthusiasts or those wishing to create a serene outdoor space.

Timber front entrance door leading into:-

### Entrance Hall

#### Living Room

4.58m x 3.95m (15'0" x 13'0")

Having a wood burning stove on quarry tiled hearth. Understairs cupboard. With a double glazed window to the front elevation and a door to:-

### Kitchen/Diner

4.77m x 3.61m (15'8" x 11'10")

A spacious kitchen/diner with a good range of matching base and wall units. Complimentary worktops and integrated appliances including cooker, electric hob and extractor. Further space and plumbing for two under worktop appliances. A window to the rear elevation and a french door with glazed side panels, giving access to the private rear garden.

### Side Entrance Hall

External door to the side elevation. Storage cupboard and cloakroom just off.

### Cloakroom

Having a white suite comprising w.c and hand wash basin with tiled splash back. Heated chrome effect towel rail/radiator. With a window to the rear elevation.

### Landing

Airing cupboard housing the hot water cylinder, and storage space.

### Bedroom 1

4.87m x 2.92m (16'0" x 9'7")

A double bedroom with a window to the rear elevation. Door to:-

### En-suite

Having a white suite comprising shower cubicle, wash hand basin and wc.



### Bedroom 2

3.58m x 2.92m (11'9" x 9'7")

A good size double bedroom with a window to the front elevation.

### Bedroom 3

3.76m x 1.95m (12'4" x 6'5")

Having a window to rear elevation.

### Bathroom

Having a white suite comprising a 'P' shaped bath with shower over, wc and sink unit. Glazed skylight on the sloped ceiling.

### Outside

To the front there is a footpath leading up to the front entrance and a block paved parking space. Additional paved access to the side and rear of the property. The rear garden is low maintenance, made up of mainly paved and gravelled areas. The garden has a brick wall boundary giving a good degree of privacy, and a screened area for bin storage.

### Utilities

#### Mains Electric

The property benefits from modern Dimplex electric storage room heaters.

#### Mains Water (Metered)

#### Mains Sewerage

#### Mobile\* 4G

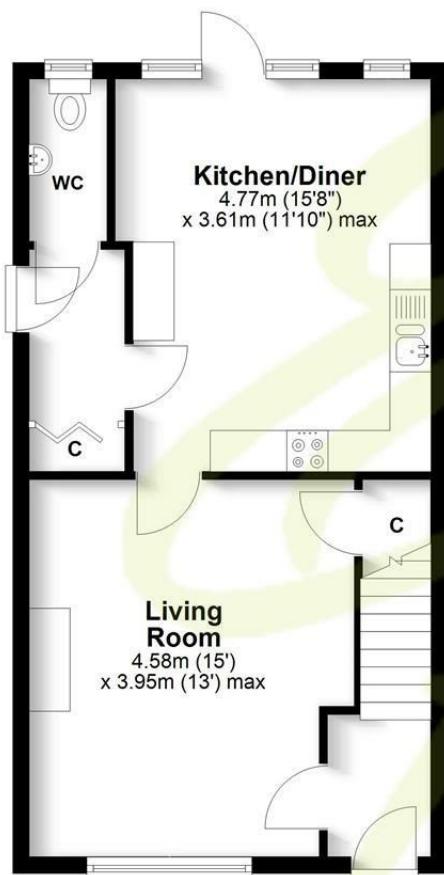
Broadband\* FTTP (Ultrafast)

\*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.



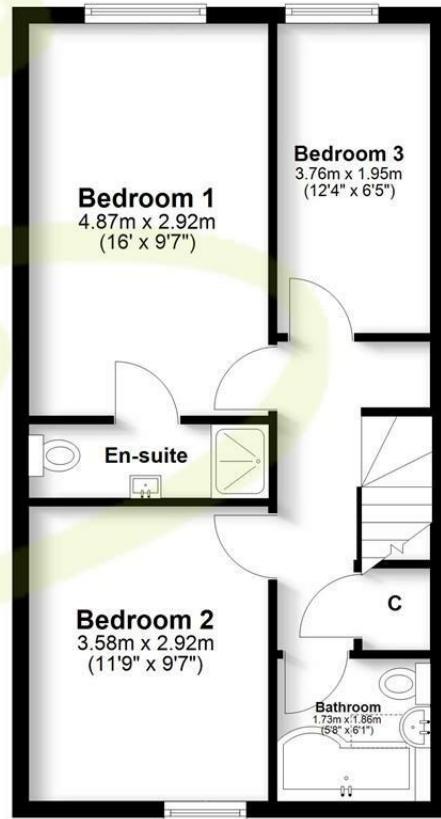
## Ground Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



## First Floor

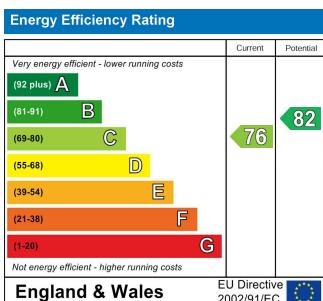
Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 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.



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