



Elmhirst
Parker
Estate Agents & Solicitors



44 Courtneys

Selby
YO8 9AB

Offers in the region of
£230,000



- SEMI DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- FLEXIBLE ACCOMMODATION
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- GARDENS TO FRONT AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO ONWARD CHAIN





Welcome to this charming semi-detached bungalow located in the desirable area of Courtneys, Selby. This delightful property boasts four bedrooms making it an ideal home for families or those seeking extra space. The flexible accommodation allows for various living arrangements, catering to your individual needs. As you enter the bungalow, you will be greeted by a warm and inviting atmosphere. The spacious living areas are perfect for relaxation and entertaining, while the conservatory offers a lovely spot to enjoy the garden views throughout the seasons. Situated close to the town centre, this property benefits from easy access to a range of local amenities, including shops, schools, and recreational facilities. This bungalow presents a wonderful opportunity to create a home that suits your lifestyle. With its prime location and flexible living spaces, it is sure to attract interest. No onward chain.

Side entrance door leading into:-

Entrance Hall

With stairs off to the first floor and a radiator.

Kitchen

2.76m x 2.69m (9'1" x 8'10")

Having a range of white fronted base and wall units. Complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit with a mixer tap over. Integrated single electric oven and hob with extractor over. Having windows to the front and side elevations and a radiator.

Living Room

4.71m x 3.56m (15'5" x 11'8")

Having a feature fireplace with a marble effect back and hearth housing an electric fire. With a window to the front elevation and a radiator.

Shower Room

2.24m x 1.73m (7'4" x 5'8")

Being fully tiled and having a white suite comprising wash hand basin inset into a vanity unit with further storage and a wc. Corner step in shower cubicle. With a window to the side elevation and a radiator.

Bedroom 1

3.56m x 3.34m (11'8" x 10'11")

Being of a double size and having a window to the rear elevation and a radiator.

Bedroom 2

2.69m x 2.24m (8'9" x 7'4")

With patio doors leading into the conservatory. Radiator.

Conservatory

Being of PVC construction and having half height windows to three sides. Door into the rear garden.

First Floor

Bedroom 3

3.55m x 3.05m (11'7" x 10'0")

Being of a double size with a window to the front elevation and a radiator. Step up to:-

Bedroom 4

4.23m x 2.65m (13'11" x 8'8")

With some limited headroom. Having a window to the side elevation and a radiator. Door into :-



Storage Room

With some limited headroom and also housing the boiler. Opening into:-

Eaves Storage

Garage

With an up and over door and power connected. Personal door to the rear.

Outside

To the front is a pebbled and paved area with mature shrubs. A concrete driveway to the side leads to the garage and the rear garden. The rear garden is enclosed and laid mainly to lawn with a good sized decking area.

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.

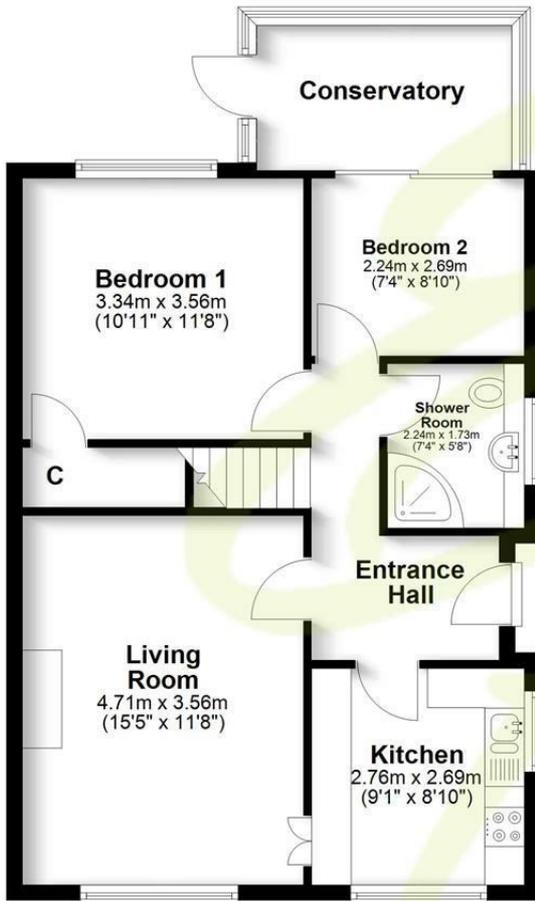
Note

The sale of this property is subject to the receipt of a grant of probate.



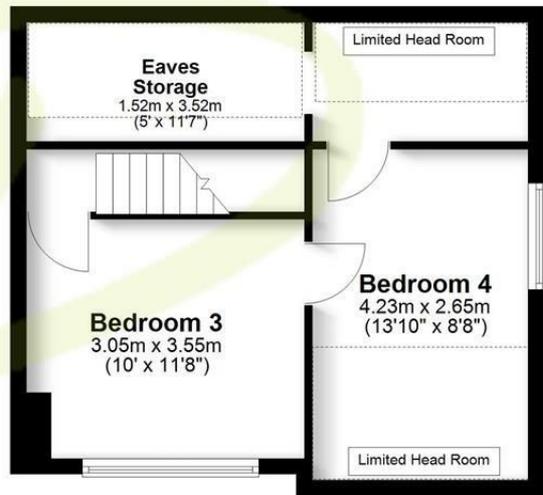
Ground Floor

Approx. 63.2 sq. metres (679.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 99.0 sq. metres (1066.1 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		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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: estateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

