



FIR TREE CLOSE
SELBY, YO8 8FT



A rare find - a modern, four bedrooomed detached house with double garage.

One of the great advantages of the layout of this 'double fronted' home is, not only do you have a nice size lounge with window to the front elevation, you also have a spacious study - perfect for working from home. It not only makes a great play room for kids, it's also large enough to make a nice snug come second lounge. You could say 'his' and 'hers' lounges. Perfect for when one of you wants to watch a movie with the kids and the other wants to watch the sport with friends!



We then find a spacious dining kitchen with French doors leading out onto the rear garden. Perfect for entertaining. Throw open those doors on the summer evenings that will soon be with us.

Plenty of fitted wall and base units with co-ordinating work-surfaces with space for fridge/freezer. Built-in cooking facilities include an electric oven and hob with cooker hood over. Sink unit set beneath the rear window, so you can keep an eye on children playing in the rear garden whilst you do the washing up.

Through the door into the utility where you will find space for your washing machine and tumble drier, the central heating boiler and rear entrance door. Another door leads into the ground floor cloaks/w.c.

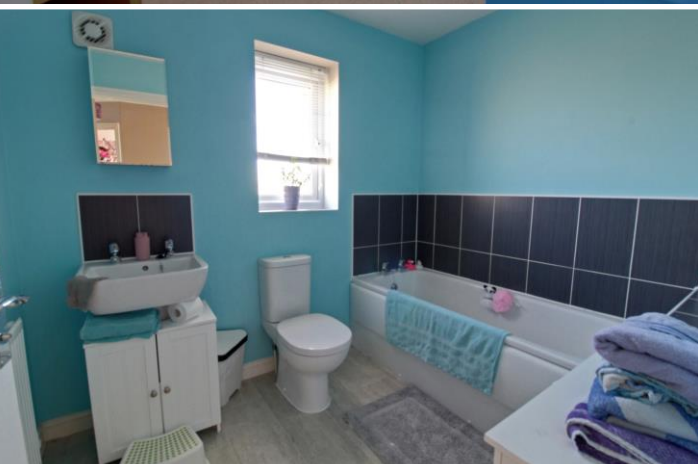




The staircase has a window to the side elevation and turns leading you up to the landing on the first floor.

Upstairs, you will find the principal bedroom to the rear of the property with its en-suite shower room. The other three bedrooms all lie to the front.

The family bathroom comprises of a modern white, three piece suite with black tiled splash-backs. Obscure window to the rear elevation and an extractor fan.



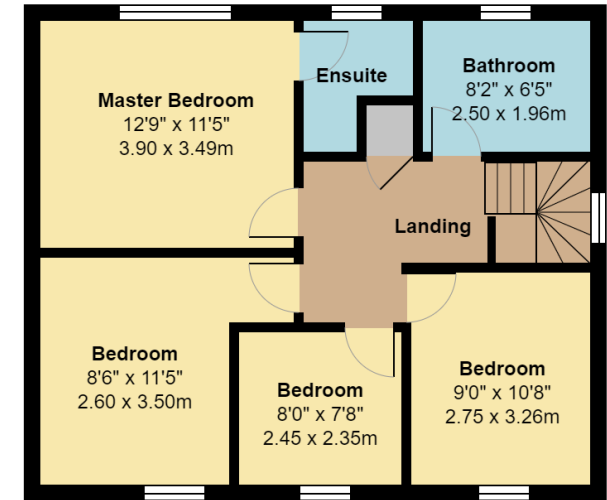
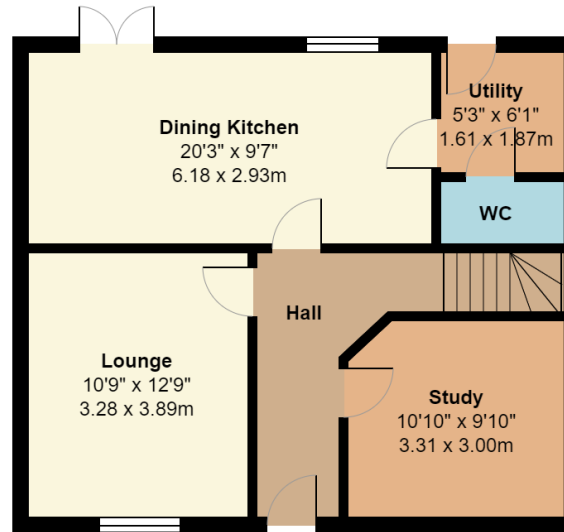


Outside:

To the front of the property is a lawned garden. To the rear is an enclosed garden with brick pillar, low level wall and timber fence panelling. Mainly laid to lawn with paved patio area. There is also a rare 'double' garage with double width drive.

This home also benefits from a side garden which is situated between the double garage and the neighbouring garage. This could be an excellent space for creating a rose garden, growing vegetables or for further off-road parking should it be required.

Early viewing is essential and highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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