



## Fir Tree Close, Selby, YO8 8FT

In Excess of £325,000



## Fir Tree Close

Selby

- Four Bedroomed Detached House with Double Garage & Double Width Driveway
- North Facing Rear Garden
- 111 M2 / 1194 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 4G
- Brick built construction.
- FREEHOLD
- EPC Rating 'C'
- Council Tax Band 'D'



A rare find - a modern, four bedroomed 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.

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 should 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.

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.

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.

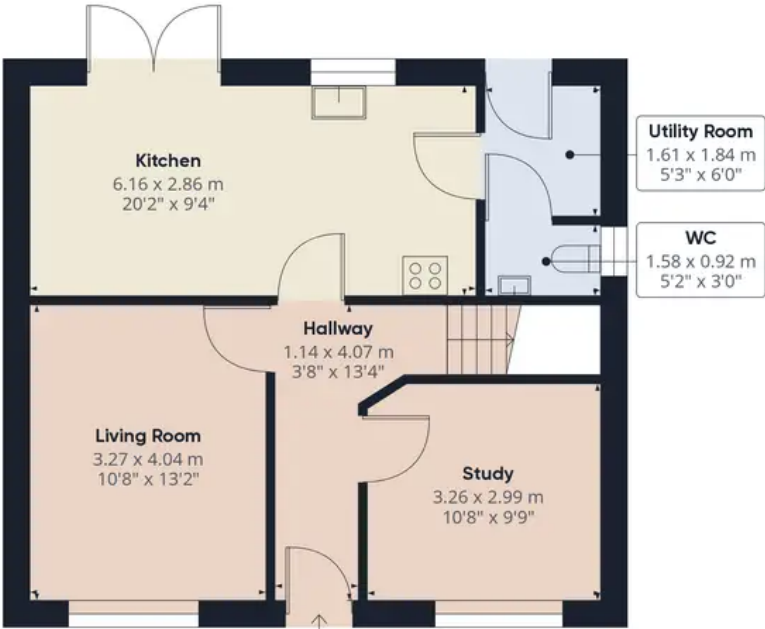
Outside:

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.

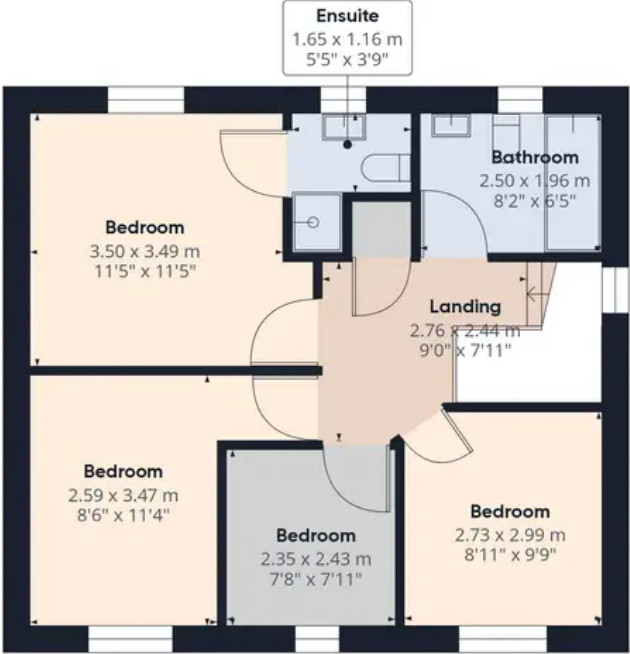
This home also benefits from a side garden which is situated between the double garage and the neighbouring garage. This could be an excellent space for creating a rose garden, growing vegetables or for further off-road parking should it be required.







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

104.67 m<sup>2</sup>  
1126.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## JP Harll

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