



LABRADOR LODGE

40 BRIGG LANE, CAMBLESFORTH, SELBY YO8 8HJ







Come on in to Labrador Lodge .... Yes there is a special old lady of the canine variety but she won't be showing you round her lovely home, she has far more important things to be doing – like walkies. However, she would be telling you about the coat and shoe cupboard in the entrance hall, the staircase to where she isn't allowed to go, the ground floor bedroom which would also make an excellent office or playroom and then show you into the lounge.

The lounge, with its Oriel bow window to the front elevation, solid wood flooring and attractive fireplace with gas fire is open to the dining room. The flooring continues into the dining room which has sliding patio doors to the rear garden, a built-in cupboard and bi-folding doors into the kitchen.

The kitchen has a range of fitted wall and floor units with co-ordinating work-surfaces and tiled splashbacks. Space for fridge/freezer and washing machine. Built-in cooking facilities include a double Electric oven, ceramic hob and cooker hood over. Single drainer sink unit with mixer tap over. Window to the rear elevation and side entrance door.

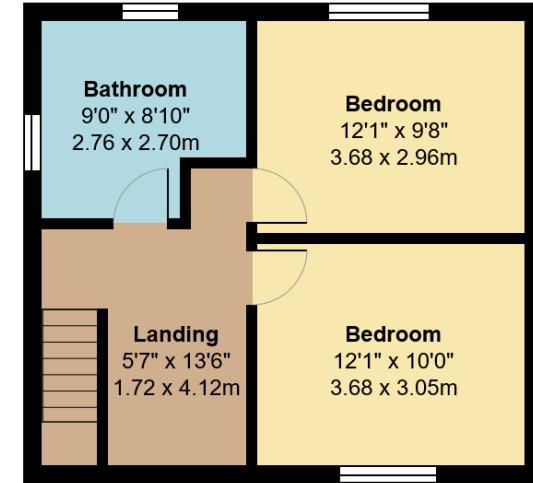
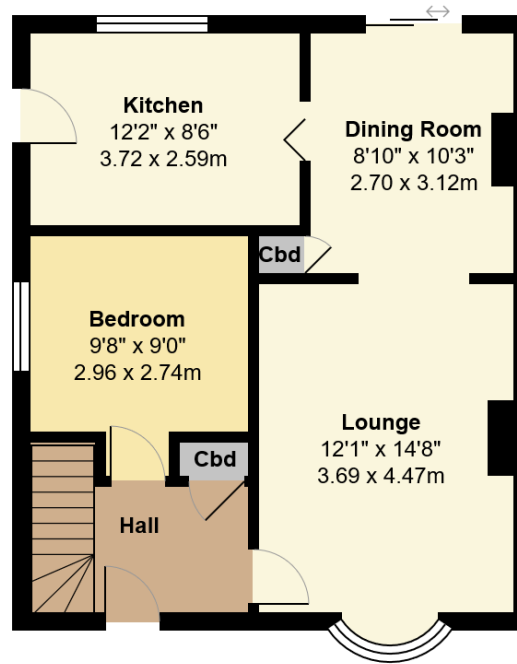


Upstairs, you will find a spacious landing with Velux roof window which is currently being used as an office area. The Master Bedroom is to the front of the property with a second double bedroom to the rear. The family bathroom comprises panel bath with hand held shower mixer tap, a vanity wash hand basin and w.c. Fully tiled walls, ceramic tiled floor and an obscure window to both the rear and side elevations.

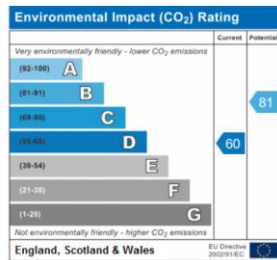
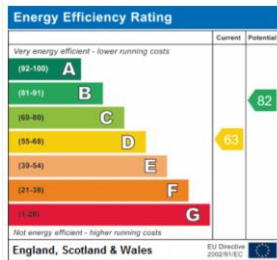
Outside: To the front of the property is a good size, mature garden space with lawn and mature specimen plants and block paved driveway with gates, providing off road parking for several vehicles and leading to the single garage. To the rear of the property is a most charming garden space with block paved patio area, gravelled area and pergola.

Early viewing is essential and highly recommended.





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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