



## ELMSTONE HOUSE, LOW STREET, CARLTON, DN14 9LP

Situated within the popular village of Carlton, Hunters (Selby) are delighted to be able to offer for sale this well presented individual detached home offering versatile and spacious living accommodation with the option to purchase the land adjacent.

**Asking Price £490,000**

**Council Tax: E**



# ELMSTONE HOUSE, LOW STREET, CARLTON, DN14 9LP

## DESCRIPTION

### DESCRIPTION

Situated within the popular village of Carlton, Hunters (Selby) are delighted to be able to offer for sale this well presented individual detached home offering versatile and spacious living accommodation. The property briefly comprises an entrance hall, study, kitchen/dining room, utility room, downstairs cloakroom, dining room, living room (with underfloor heating) and snug to the ground floor. To the first-floor bedroom one with en-suite, three further bedrooms and a bathroom. The property benefits from a gas central heating system, double glazing and alarm. Outside to the front is a garden set to lawn, a driveway leads down the side of the property to a further lawned garden with ample parking, double garage and attractive patio area. Viewing comes highly recommended.

### LOCATION

Carlton village offers local amenities including two local village stores, a post office, a local doctors surgery, pub and a fish and chip shop. The adjacent village of Snaith offers a wide range of shops including a mini supermarket, chemist, butcher, cafes, pubs. several hairdressers, florists and takeaway outlets.

### DIRECTIONS

From Selby take the A1041 proceed through the village of Camblesforth and on entering the village of Carlton High Street, then turn right onto Hirst Road , then right onto Low Street.

### Material Information - Selby

Tenure Type; Freehold.

Council Tax Banding; E.

The property benefits from solar panels which were installed in 2016 with Scottish Power.





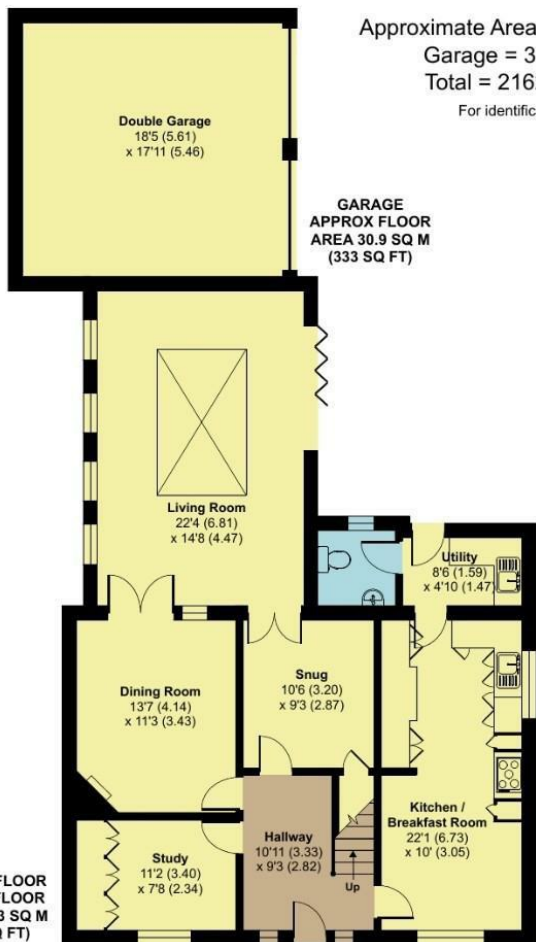
# Low Street, DN14

Approximate Area = 1829 sq ft / 169.9 sq m

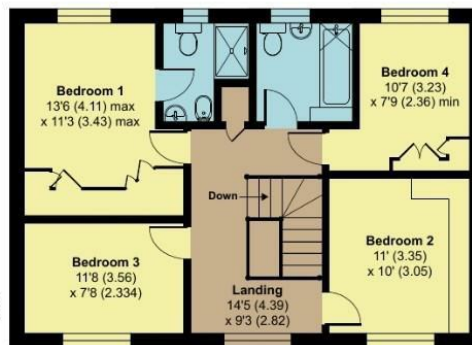
Garage = 333 sq ft / 30.9 sq m

Total = 2162 sq ft / 200.8 sq m

For identification only - Not to scale

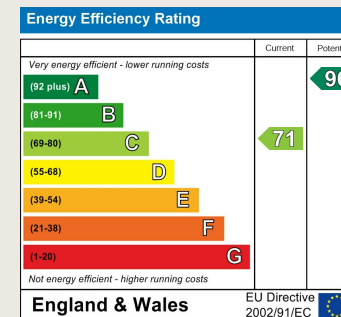


**GARAGE APPROX FLOOR AREA 30.9 SQ M (333 SQ FT)**



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Hunters Property Group. REF: 1040973

01757 210884

23 Finkle Street, Selby, YO8 4DT

selby@hunters.com

