



## Cliffe Common, Selby £159,999

A beautiful and generously sized lodge, extending to 772 square foot set within a popular residential development.



Built by time served craftsman to ensure that you have a home in which you can relax in and enjoy your time, a true home from home.

The brief for the design of The Glen Islay Lodge was simple, it was to create a home that was spacious, light, had great storage and was finished off with top quality free-standing furniture and furnishings.

From vaulted ceilings in the front of the lodge to the large entrance hallway, this lodge has a feeling of uncluttered space and light. Size 41x14 ft

#### Features

##### External

Clad in white ridged Canexel style

##### Double glazed windows throughout the Kitchen

Large L shaped kitchen with the very popular two-tone grey theme 40mm wood effect worktops  
Appliances included, washing machine, dishwasher, electric oven, gas hob, curved glass extractor  
Sink with stylish swan neck tap

##### Hallway

2 x Large full height storage units  
24kw Boiler with full 2-year warranty

##### Lounge

2 x 2-seater sofa  
4 seater dining table and chairs  
Corner TV unit  
Coffee table  
Stylish framed electric fire with stone effect surround



##### Main Bathroom

Full size bath with shower and glass shower screen  
Toilet/Basin with under storage  
Mirrored storage cabinet  
Towel radiator

##### Main Bedroom

King size bed with bedding and duck egg check cover set  
Wardrobe with full hanging space and drawers  
Overhead lockers with reading lights  
2 x bedside cabinets  
Walk-in wardrobe  
Full length hanging rail  
Deep shelf for added storage



##### En suite

Full size shower cubicle  
Toilet, Basin with under storage  
Mirrored storage cabinet  
Towel radiator  
Full height towel storage unit

##### Twin room

Full height wardrobe with drawers  
Large overhead storage  
2 x 2'6" beds with bedside cabinet

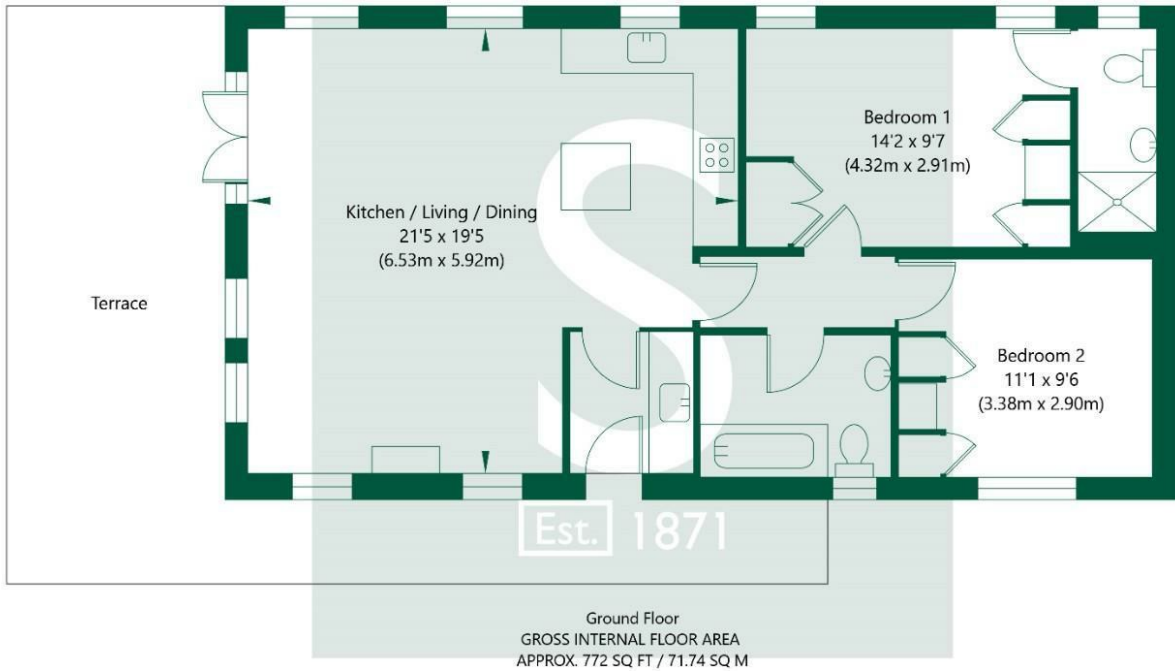


##### Soft Furnishings

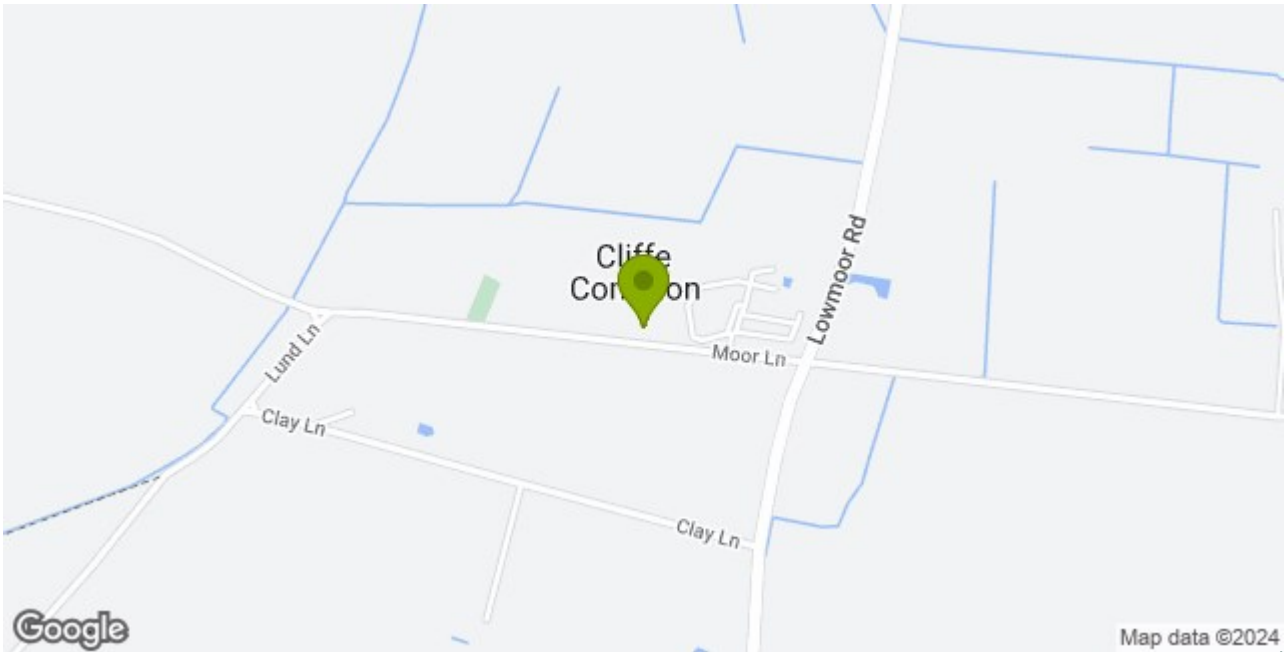
Grey carpets to lounge and bedrooms  
Grey planked vinyl to all other areas  
Grey lined curtains to lounge and Bedrooms  
Blinds in kitchens and bathrooms  
Bedding: Duvets/Sheets/Pillows & Matching Covers



Cliffe Country lodges, Cliffe Common, YO8 6PA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 772 SQ FT / 71.74 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

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