



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

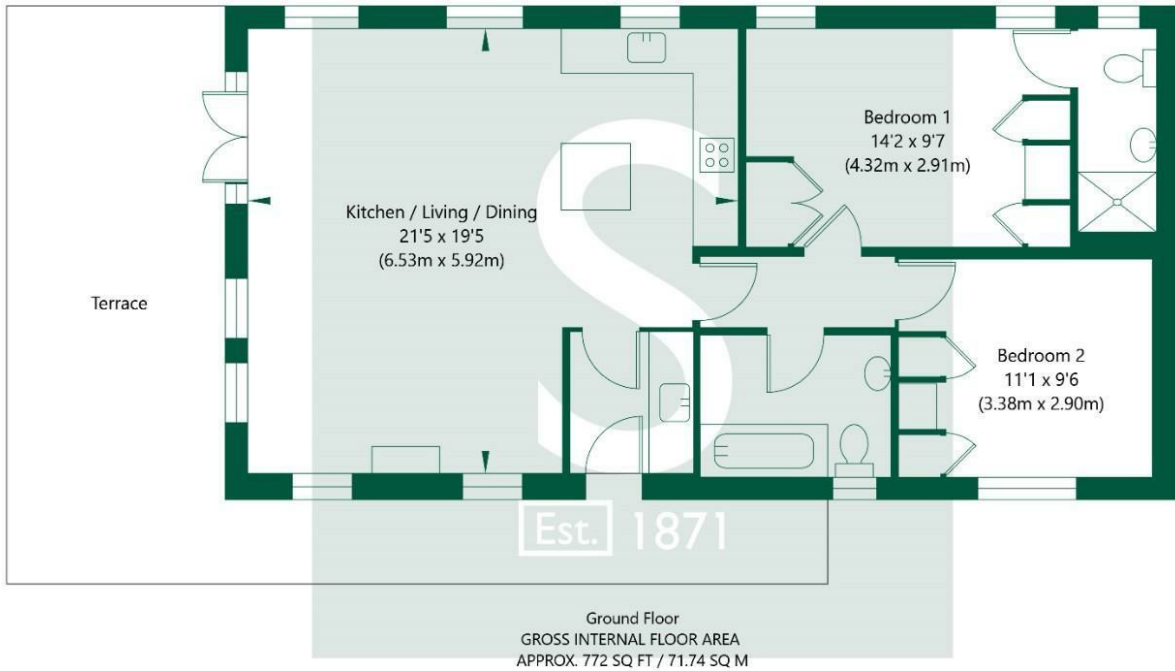
Blinds in kitchens and bathrooms

Bedding: Duvets/Sheets/Pillows &

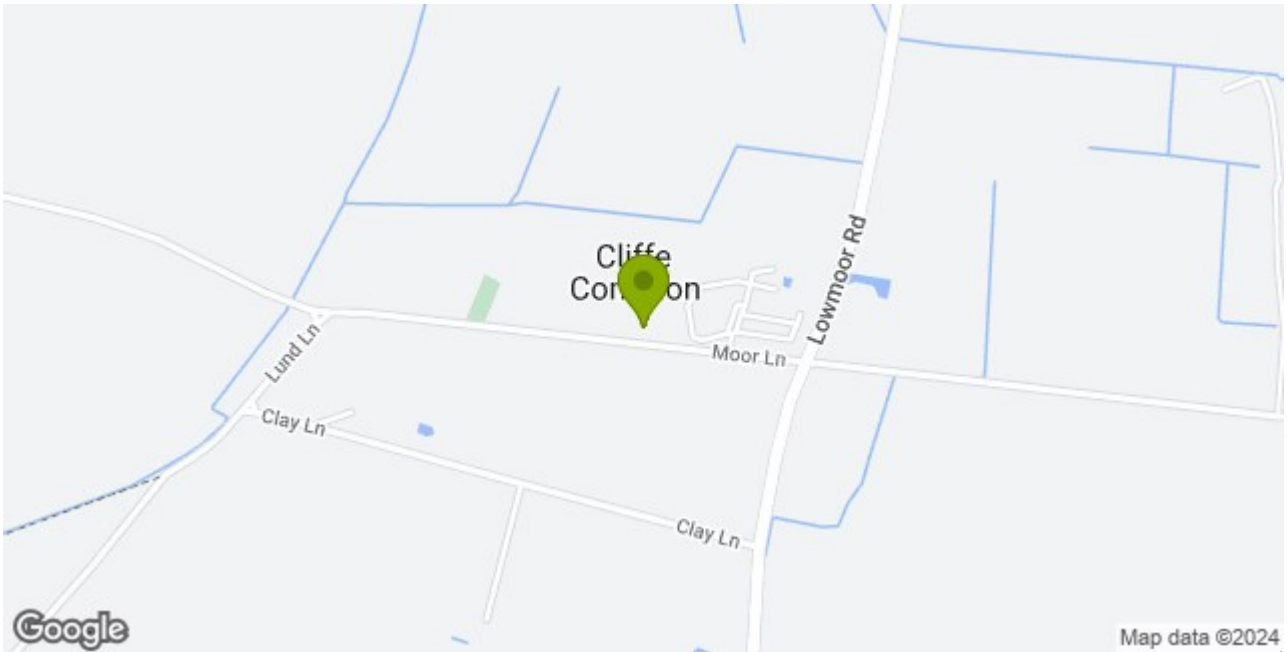
Matching Covers



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.
 www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

