



## 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

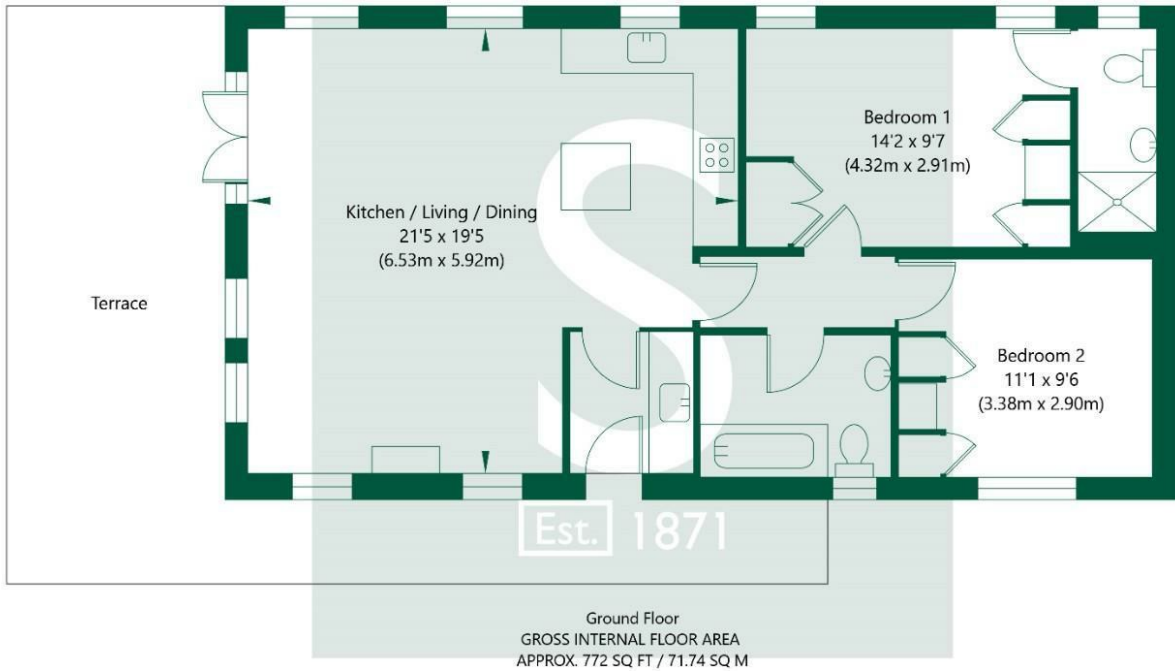
Blinds in kitchens and bathrooms

Bedding: Duvets/Sheets/Pillows &

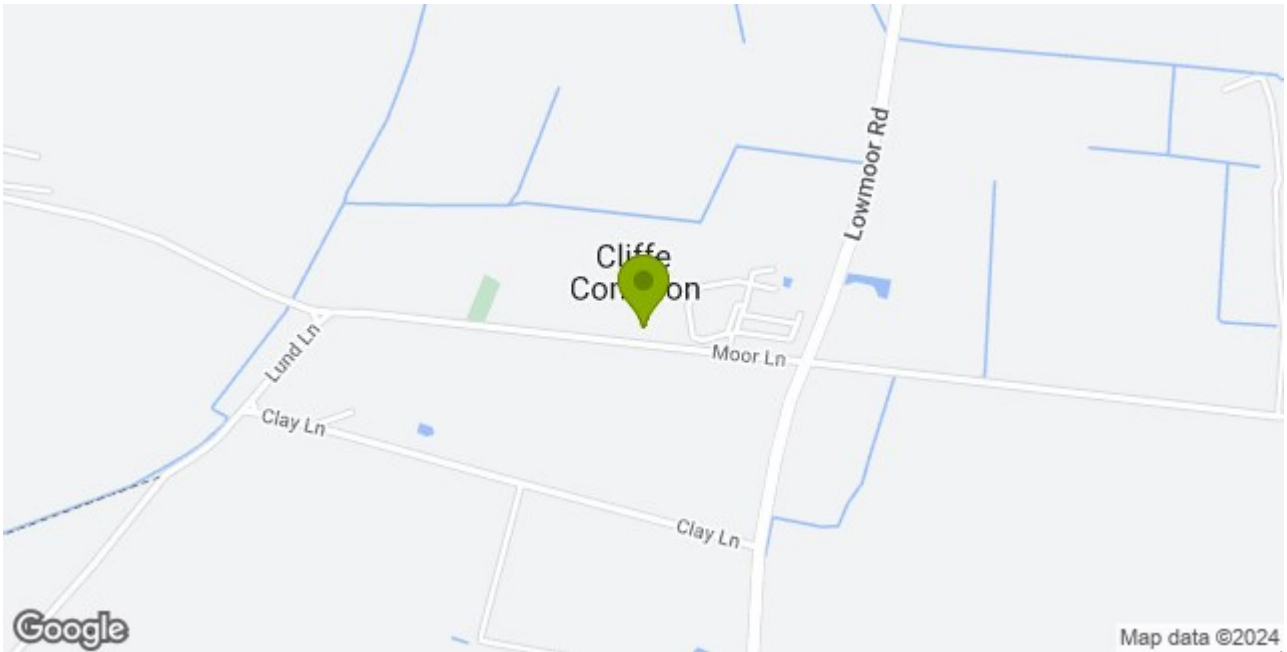
Matching Covers



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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