



3 Hollymead Court, Selby

£325,000

- Impeccably Maintained Bungalow
- Kitchen With Integral Appliances
- Delightful Garden With Summerhouse
- Spacious Lounge
- 2 Double Bedrooms (One with B.I. Wardrobes)
- Gated Development
- Separate Dining Room
- Beautiful Modern Bathroom
- EER 72 (C)

A generous bungalow showcasing beautiful internal accommodation, sat within an exclusive and private gated development.

EER- 72 (C)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band D

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

The present owners have impeccably maintained and modernised the property including the wonderful and private rear garden.

More recently, the present owners have decorated and installed a brand new boiler and flawlessly maintained the outdoor garden areas.

The property welcomes you into a generous entrance hall which provides access to the entire accommodation. To the front of the property is the kitchen, comprising a range of wall and base units to three sides fitted with a number of integral appliances. Those appliances include a fridge/freezer, double oven, ceramic hob with extractor hood over and dishwasher. There is ample natural light through a double glazed window to the front and side elevation.

One of the feature rooms of the bungalow is the spacious lounge, enjoying beautiful décor and a wood burning stove.

The bungalow further benefits from two double bedrooms, formal dining room and beautiful house bathroom. The principal bedroom is complemented by a bespoke range of built in wardrobes. All three bedrooms benefit from a central heating radiator and either French doors or double-glazed window.

Each room is well proportioned and complemented by beautiful décor and flooring choices. The dining room particularly is a room which is multi-purpose and has previously been used as a bedroom, home office and snug.

The internal accommodation is completed by a modern house bathroom having a white three piece suite shower with white full height tiling with contrasting blue sanitary wear.

Externally, the property will be found in an exclusive gated development known as 'Hollymead', known to many local residents as a sought after location. Only entered through a gated and secure entrance, the property forms part of a select small development of residential homes, enjoying an immaculate front garden and driveway adjacent for off street parking. To the front of the property there is an established garden, enjoying colour, shrubs and a pergola to the side.

The rear garden is undoubtedly one of the key selling attributes, enjoying a private garden thanks to a line of conifer hedged boundaries to the rear elevation. The garden is predominantly laid to lawn, again complemented by a range of colourful shrubs and plants. There is an outside patio area, perfect for outdoor dining and entertaining along with a path leading to the summerhouse. The summerhouse has power and electric and is used as the present owners reading and relaxation room.

The property represents a perfect opportunity to acquire a beautifully presented bungalow, set within a magnificent location and with equally important outdoor space. All viewings are strongly encouraged and strictly by appointment only.

EER- 72 (C)

Tenure - Freehold

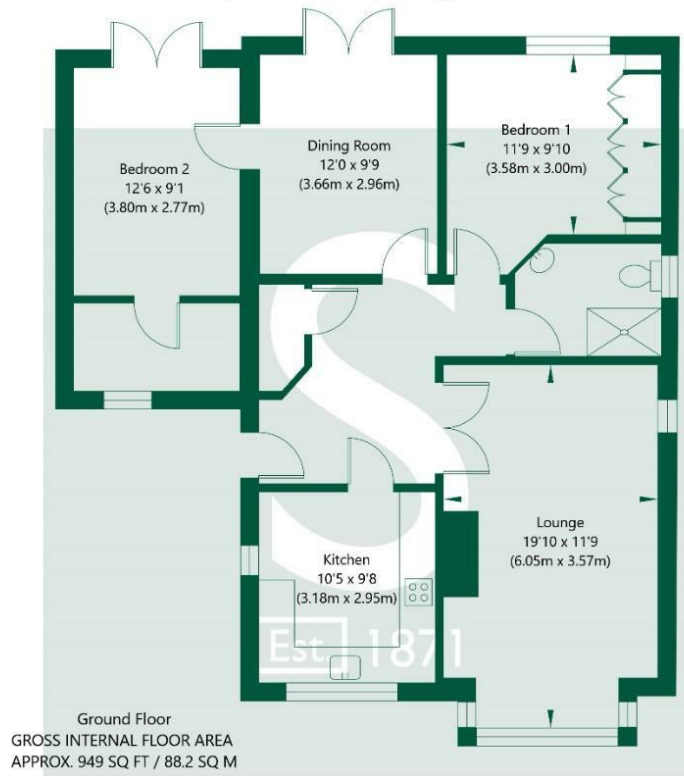
Council Tax - North Yorkshire Council - Band D

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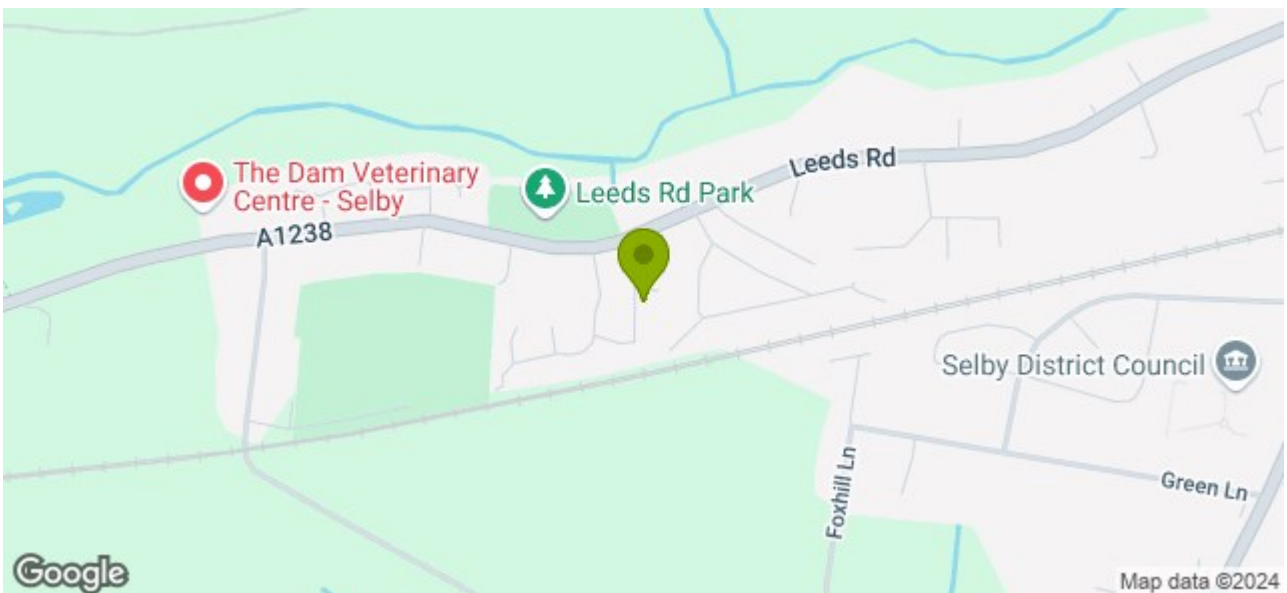




Hollymead Court, Selby, YO8 4JX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 949 SQ FT / 88.2 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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R E F Stephenson BSc (Est Man) MRICS FAAV
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O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

