



40 Portholme Drive, Selby

Offers Over £180,000

- Delightful Kitchen/Breakfast Room
- 3 Bedrooms
- Patio and Herbaceous Borders to Rear
- Good Size Lounge
- Modern Bathroom/WC
- Ideal for Town Centre Access
- Ground Floor WC
- Paved Front Garden
- EER 54 (E)

An excellent opportunity to acquire this terraced property complete with modern internal accommodation and off street parking.

The property welcomes you into an entrance hall with a staircase leading to the first floor landing. There is a downstairs wc and then a single doorway leads through into the spacious yet cosy lounge with plenty of space to facilitate appropriate lounge furniture in addition to a double-glazed window adjoining the front elevation. In the lounge, there is also a traditional style electric fire and central heating radiator. A pair of french doors lead from the lounge out to the rear garden.

The kitchen has been beautifully designed by the current owner and comprises a range of cream base and wall units. There are various inbuilt cooking appliances as well as plumbing for a washing machine and a white ceramic sink and drainer set into a wood effect work surface. To the bottom of the kitchen is space for a dining table with frosted windows to each side elevation. There is also a glass door with glass panels above and to each side, leading out into the rear garden and filling the kitchen with an abundance of natural light.

To the first floor, the property is further enhanced by three well proportioned bedrooms. Bedroom one and two are located at the rear of the property whilst bedroom three, currently being used as a home office, is positioned at the front. All bedrooms have a double glazed window and central heating radiator. Bedroom one also benefits from an inbuilt cupboard providing storage space.

The internal accommodation is completed by a modern bathroom comprising of a bath with shower attachment over, sink and wc. There is a frosted window to the front elevation and a central heating radiator. The bathroom has tiling on all walls.

Externally, the property is positioned on Portholme Road which is just a short walk from Selby town centre with its many retail & leisure facilities, primary & secondary schools and a railway station with direct links to Leeds, Manchester and London.

To the front of the property is a driveway providing off street parking for several vehicles. The property has a deceptively spacious rear garden, with various established plants and trees providing privacy. Immediately from the house is a flagged patio area, perfect for outdoor dining and entertaining in the summer months.

This property would make an ideal opportunity for those looking to purchase their first home, those looking to downsize and small families alike.

The property is serviced by gas central heating and mains drainage, electric and water.

EER- 54 (E)

Tenure - Freehold

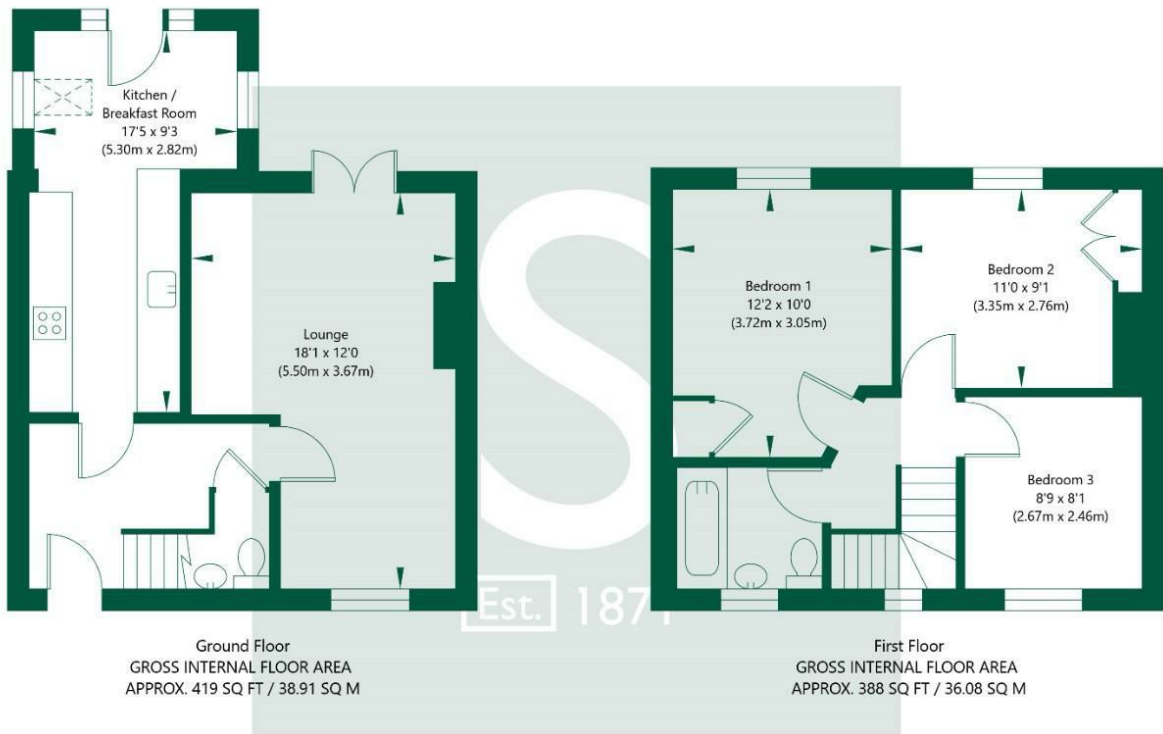
Council Tax - North Yorkshire Council - Band A

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

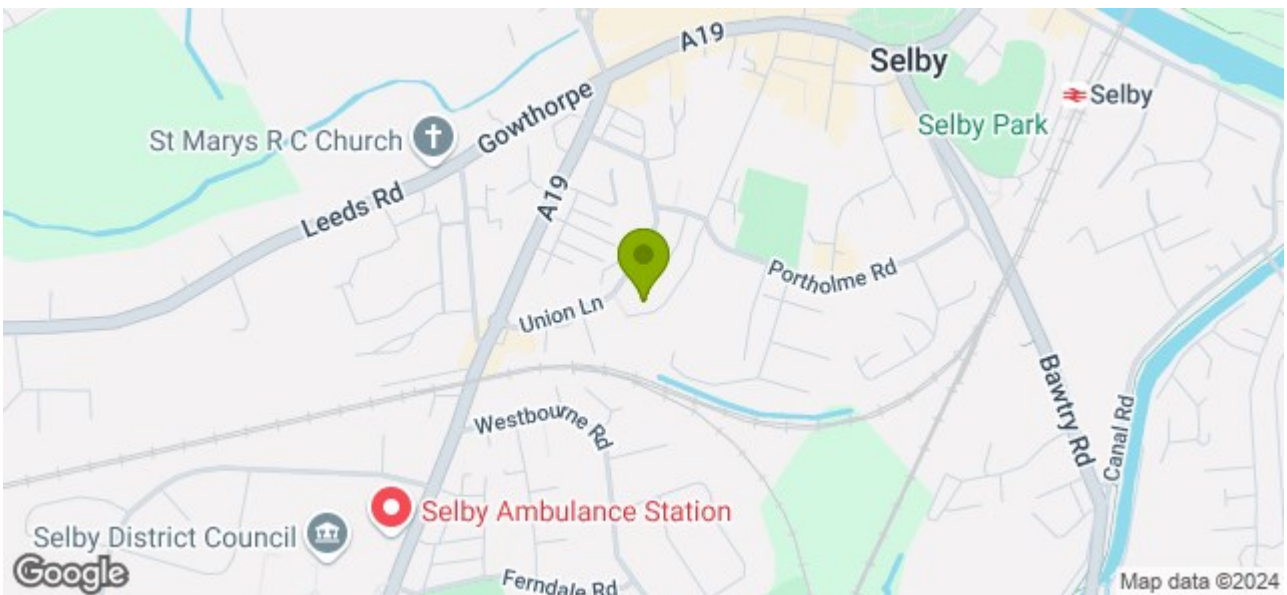




Portholme Drive, Selby, YO8 4QF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 807 SQ FT / 74.99 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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