



Courtneys, Selby £200,000

An opportunity to acquire a bungalow in need of modernisation, occupying a good-sized plot and located within a popular residential area.



The accommodation is entered through a side door into the kitchen, which currently has a range of wall and base units with a stainless steel sink and drainer, along with plumbing in place for laundry facilities.

An internal door from the kitchen leads into the lounge, a well-proportioned room with a double-glazed window to the front elevation and space for suitable lounge furniture. There is a stone-built fireplace with matching stone features to either side.



To the rear of the property are two double bedrooms, each benefiting from a double-glazed window overlooking the garden and a central heating radiator.

The accommodation is completed by the house bathroom, currently fitted with a panelled bath with shower attachment over, pedestal hand wash basin, and low flush WC. The walls are tiled, and there is a frosted double-glazed window to the side.



Externally, the property is set back from the road, occupying a prominent position on Courtneys, a well-known and popular residential area within the town. To the front is a flagged driveway providing off-street parking for several vehicles, leading alongside the property to a detached single garage. There is also a front garden, mainly laid to lawn with planted borders.

To the rear, there is a generous garden which is long and narrows towards the end. It is mainly laid to lawn and enclosed by established conifers to one side and a fenced boundary to the other.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: TBC

Council Tax: North Yorkshire Council Band B

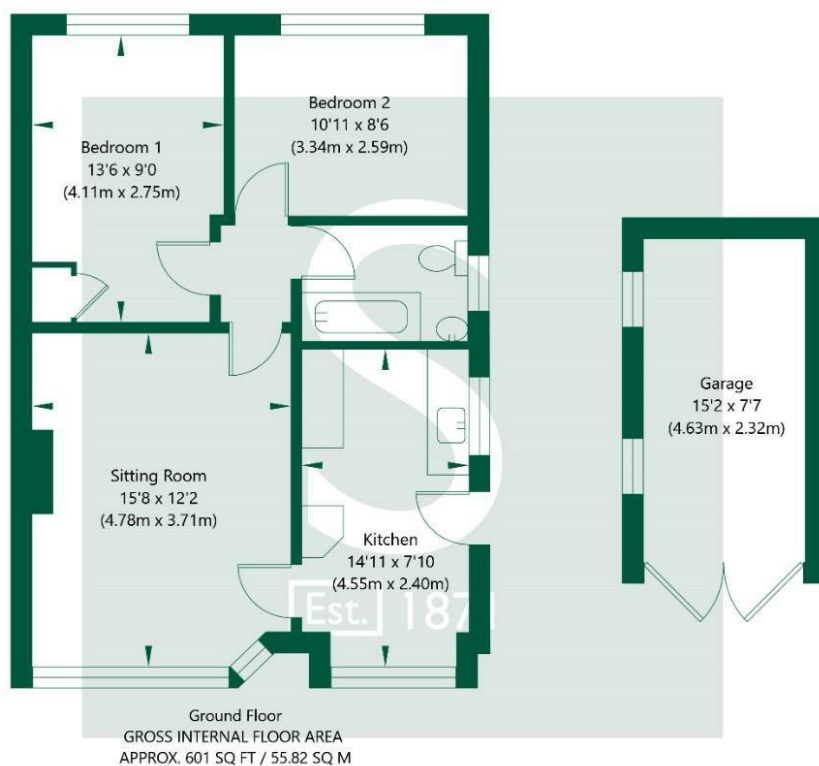
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707



*Download speeds vary by broadband providers so please check with them before purchasing.

Courtneys, Selby, YO8 9AD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 601 SQ FT / 55.82 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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