





# Welcome to

# **Chestnut Way, Selby**

A wonderful 4 bedroom detached family home, located in the popular Staynor Hall development, situated in the heart of Selby!













#### **Entrance Hall**

Wood grain effect flooring and a radiator.

### Lounge

14' 9" x 11' 8" ( 4.50m x 3.56m )

Door to the rear, window to the rear, wood grain effect flooring and a radiator.

## **Dining Room**

10' 9" x 8' 1" ( 3.28m x 2.46m )

Window to the front, wood grain effect flooring and a radiator.

#### Kitchen

9' 2" x 8' (2.79m x 2.44m)

Fitted kitchen with a range of wall and base units, work surfaces, oven, hob, extractor fan, sink, built in cupboards, wood grain effect flooring and window to the rear.

## **Utility Room**

Space for washer, boiler, radiator, wood grain effect flooring and door to the side.

#### W/C

Low level W/C, sink, extractor fan and wood grain effect flooring.

#### **Bedroom 1**

12' 8" x 11' 4" ( 3.86m x 3.45m )

Two windows to the front and a radiator.

#### **En-Suite**

En-suite with shower, sink, extractor fan and window to the side.

#### **Bedroom 2**

10' 8" x 8' 3" ( 3.25m x 2.51m )

Window to the rear and a radiator.

#### **Bedroom 3**

8' 6" x 7' 8" ( 2.59m x 2.34m )

Window to the rear and space for wardrobes.

#### **Bedroom 4**

16' 3" x 8' 7" ( 4.95m x 2.62m )

Window to the front, radiator and space for wardrobes.

#### **Bathroom**

Bathroom with bath, low level W/C, sink, extractor fan, radiator and window to the rear.

#### **Rear Garden**

Grass and fence surround.





## Welcome to

# **Chestnut Way, Selby**

- Four Bedroom Family Home
- Detached
- Beautifully Presented Throughout
- Integral Garage
- Close to Amenities

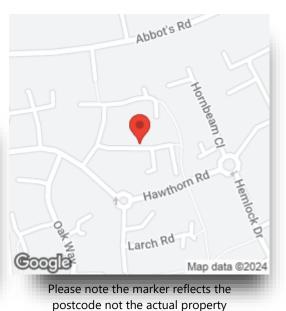
Tenure: Freehold EPC Rating: C

£280,000









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Property Ref: SEL107917 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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