



Wistow Road, Selby YO8 3LY

Welcome to

Wistow Road, Selby

A quite remarkable three bedroom detached home, located on Wistow Road, Selby, which has been fully renovated to a high specification!



Entrance Hall

Door to the front, electric radiator, luxury vinyl tile wood effect flooring and space for study.

Inner Hall

14' 1" x 9' 11" (4.29m x 3.02m)

Access to the loft, an electric radiator and luxury vinyl tile wood effect flooring.

Sitting Room

16' 10" into bay x 14' 11" (5.13m into bay x 4.55m)

Bay window to the front, original cornices, decorative ceiling rose and two electric radiators.

Dining Room

15' 5" into recess x 10' 11" (4.70m into recess x 3.33m)

French style doors leading to the garden, two recess' with wall lights and an electric radiator.

Living Room

13' 2" x 12' 1" (4.01m x 3.68m)

French style doors to the side, an electric radiator and view onto rear garden.

Kitchen/ Diner

27' 9" max x 12' 4" max (8.46m max x 3.76m max)

Fitted kitchen with a range of soft close units, side by side ovens (one oven is dual purpose to include microwave and one with hide and slide door), induction hob, extractor hood, warming drawer, 1 1/2 ceramic sink, integrated dishwasher, space for an american fridge freezer, pantry built into kitchen unit, breakfast island fitted with cutlery drawer, spotlights, tiled floors, underfloor heating, three windows to the side and half glazed door leading to rear garden.

Utility Room

6' 10" x 4' 4" (2.08m x 1.32m)

Plumbing for an automatic washing machine, sink, work surfaces, underfloor heating and half glazed door to the side.

W/ C

Low level W/C, wash hand basin and tiled floor.

Bedroom 1

16' 10" into bay x 15' (5.13m into bay x 4.57m)

Bay window to the front, small window to the side and two electric radiators.

Bedroom 2

15' x 10' 10" (4.57m x 3.30m)

Window to the rear overlooking the garden and an electric radiator.

Bedroom 3

12' 1" x 10' 7" (3.68m x 3.23m)

French style doors to the side leading to the garden, access to the loft and walk in wardrobe space leading to the en-suite.

En-Suite

En-suite with bath, shower cubicle, low level W/C, wash hand basin, fully tiled and window to the rear.

Shower Room

Shower room with shower cubicle, low level W/C, wash hand basin, fully tiled and window to the rear.

Loft Space

23' 9" x 12' 1" (7.24m x 3.68m)

Skylight window.

Front Garden

Well presented lawned garden, side access on both sides to rear garden and gated driveway.

Rear Garden

Enclosed private landscaped rear garden, vegetable patch to the side, lawned area, patio area, greenhouse and shed.

Garage

16' 1" x 12' 4" (4.90m x 3.76m)

Up and over doors to both the front and the rear, work bench, light and power points and door to the side.



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Welcome to

Wistow Road, Selby

- Fully Renovated
- 3 Bedroom Detached
- Set Back From Road
- Beautifully Presented Throughout
- Sought After Location

Tenure: Freehold EPC Rating: E

offers over

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL107939 - 0013

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