



Bridle Walk, Selby YO8 9DE

welcome to

Bridle Walk, Selby

A superb opportunity to acquire this two bedroom semi-detached bungalow, located on Bridlewalk, Selby, offered with no onward chain!



Lounge

14' 10" max x 11' 3" max (4.52m max x 3.43m max)
Window to the front, fire place surround, storage cupboard and storage heater.

Kitchen

7' 9" x 11' 9" (2.36m x 3.58m)
Fitted kitchen with a range of wall and base units, extractor fan, sink drainer, tile splash back, plumbing for an automatic washing machine, window to the side and window to the front.

Conservatory

7' 11" x 8' 11" (2.41m x 2.72m)
Door to the side and electric radiator.

Bedroom 1

8' 2" x 9' 11" (2.49m x 3.02m)
Sliding patio style door to conservatory, built in wardrobes and electric radiator.

Bedroom 2

10' 11" x 8' 5" (3.33m x 2.57m)
Window to the rear and electric storage heater.

Shower Room

With electric shower in shower cubicle, low level W/C, wash hand basin, tiled walls, vinyl floor and window to the side.

Rear Garden

Lawned area, paved patio area, fence to sides and rear.

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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Bridle Walk, Selby

- No Onward Chain
- Semi Detached Bungalow
- Block Paved Driveway
- Low Maintenance Gardens
- Close To Amenities

Tenure: Freehold EPC Rating: E

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL107973 - 0009

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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