



**Station Cottages, Temple Hirst Selby YO8 8QL**

welcome to

## Station Cottages, Temple Hirst Selby

Cozy home with a log burner, bright dining room, spacious kitchen, two double bedrooms, and a modern bathroom. Private wraparound garden and two-car driveway.

### Lounge

The lounge is a good size with carpet flooring, a log burner, a window to the front of the property and two radiators.

### Dining Room

In the dining room it is open and bright with a window to the rear and to the front of the property. There is also a door leading to the rear garden and wooden flooring.

### Kitchen

The kitchen is a great size with tiled flooring, worktops, a range cooker, wall and base units, an integrated fridge-freezer, a window and door to the side of the property, an integrated dishwasher, storage cupboards with a boiler, one radiator and stairs leading up to the first floor.

### Landing

On the landing is a skylights offering brightness to the first floor. It also has carpet flooring and stairs leading down to the ground floor.

### First Bedroom

The first bedroom has carpet flooring, a window to the front of the property, built in wardrobes, a radiator and space for a double bed.

### Second Bedroom

Also with space for a double bed, the second bedroom has a radiator, a window to the front looking out to open views and carpet flooring.

### Bathroom

In the bathroom there is a bath with an over head shower, tiled flooring, storage units underneath the sink, tiled walls, an extractor fan, a window to the rear and plumbing for the washing machine.

### Front Garden

The property has space for two cars out the front. There is also a small shed.

### Rear Garden

The garden has a lawn and patio area with surrounding fencing. The garden isn't overlooked and leads around the side of the property linking the front and rear gardens.

### Special Features

This property is run off a heat source pump, with this, every quarter the owners will receive around £400 refunded by the government scheme.

### Agents Notes

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies"





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## Station Cottages, Temple Hirst Selby

- NO CHAIN
- Semi-detached House.
- Two Double Bedrooms.
- Front & Rear Gardens.
- Lawn & Patio Areas.

Tenure: Freehold EPC Rating: F

Council Tax Band: B

offers in the region of

**£240,000**



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Property Ref:

SEL108861 - 0002

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