

Jerome Newland, Newland Selby YO8 8PS



welcome to

Jerome Newland, Newland Selby

Immaculately presented three bedroom bungalow situated on a large plot in the popular village location of Newland, Selby. Briefly comprising of Three double bedrooms, family bathroom, spacious lounge, modern fitted kitchen leading to an Orangery to the rear. New driveway and great outdoor space.













Entrance Porch

Door to the front elevation with frosted glass panels either side and tiled flooring.

Pantry

Storage room with shelving units and a fridge and carpeted.

Lounge

11' 8" x 14' 3" ($3.56m \times 4.34m$) Window to the front elevation, fire place with electric fire. Wall lights, radiator and TV point. Carpeted with an archway leading to the third bedroom.

Kitchen

8' 8" x 9' 7" (2.64m x 2.92m) Fitted kitchen with wall and base units and sink/drainer. Electric oven with electric hobs and cooker hood. Integrated fridge/freezer and washing machine point. Lighting situated under cabinets and open feature through to the orangery. Laminate flooring throughout.

Orangery

10' 8" x 11' 9" ($3.25m \times 3.58m$) UPVC windows to the rear and side elevation with a door to the side. Two radiators, laminate flooring and TV point.

Bedroom 1

11' 9" x 12' 4" ($3.58m\ x\ 3.76m$) Double bedroom with window to the front elevation, carpeted throughout with radiator and TV point.

Bedroom 2

 $8'\,9''\,x\,11'\,2''$ ($2.67m\,x\,3.40m$) Double bedroom with window to the rear elevation, laminate flooring, radiator and TV point.

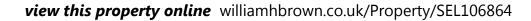
Bedroom 3

 8^{\prime} 9" x 8^{\prime} 9" (2.67m x 2.67m) Double bedroom with window to the rear elevation, carpeted throughout, radiator and TV point.

Bathroom



Window to the rear elevation, bath with mixer taps and shower over bath. Fully tiled throughout with vinyl flooring. WC with wash hand basin, heated towel rail and extractor fan.





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- Immaculately Presented Semi-Detached Family Home
- New Windows And Doors
- New Driveway Providing Ample Off Road Parking
- Three Spacious Double Bedrooms
- Orangery To The Rear Of The Property

Tenure: Freehold EPC Rating: E

offers over

£240,000





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Property Ref: SEL106864 - 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.





Please note the marker reflects the postcode not the actual property

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