



The Conifers

104 Charles Street, Selby, YO8 4YQ

Asking Price Of £200,000

Property Features

- Good Sized Detached Bungalow standing in large Gardens
- 20' Lounge, Kitchen & Sun Room
- 2 Double Bedrooms & Bathroom
- Gas, CH, Double Glazing, Garage & Gardens
- Possible Development Opportunity



Full Description

SITUATION

From the Leeds Road / Doncaster Road traffic lights at the western end of Gowthorpe take Scott Road passed the Leisure Centre to the mini roundabout then turn right into Flaxley Road. At the next mini roundabout turn left onto the B1223 and then take the second left turn into Charles Street. The property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a good sized Detached Bungalow standing in large mature gardens and situated in a popular residential area within easy walking distance of all Town Centre amenities. The property is a possible Development Opportunity and the accommodation which is in need of general updating presently comprises:-

ACCOMMODATION

SPACIOUS ENTRANCE HALL

Cloaks cupboard, radiator and airing cupboard housing cylinder.

LOUNGE 20' 6" x 12' 9" (6.25m x 3.89m)

Gas fire and two radiators.

KITCHEN 12' 9" (Max) x 8' 9" (3.89m x 2.67m)

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Built-in oven and hob with extractor over. Radiator and part ceramic tiled walls.

PANTRY 9' 3" x 3' 6" (2.82m x 1.07m)



SUN ROOM 10' 3" x 7' 0" (3.12m x 2.13m)

Plumbing for automatic washer, ceramic tiled floor and French doors leading to the garden.

FRONT BEDROOM 12' 6" x 10' 0" (3.81m x 3.05m)

Radiator.

REAR BEDROOM 12' 6" x 10' 0" (3.81m x 3.05m)

Radiator.

BATHROOM

Coloured suite comprising panelled in bath, pedestal wash basin, low flush W.C and shower cubicle. Radiator.

TO THE OUTSIDE

Brick GARAGE with up and over door to front, personal door to side and tarmac drive approach from Charles Street which provides additional Off Street Parking facilities.

The property stands in large mature gardens to front side and rear together with a patio area at the side.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX BAND

It is understood that the property is in Council Tax Band A, which is payable to the Selby District Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.



ENERGY PERFORMANCE GRAPHS

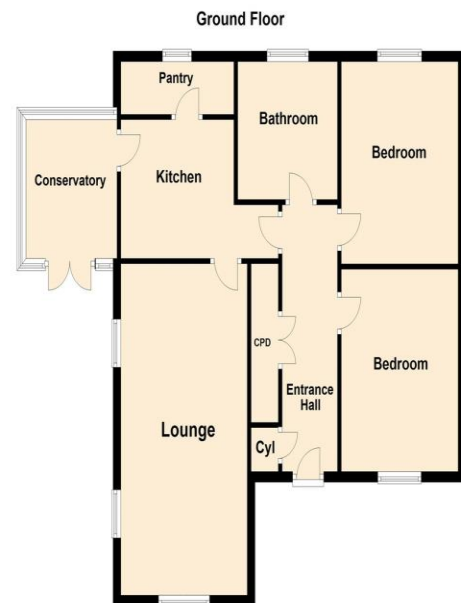
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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