



Elmhirst
Parker
Estate Agents & Solicitors



3 The Shrubberies

Cliffe
YO8 6PW

Offers in the region of
£275,000



- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN/DINER SOME 20' IN LENGTH
- SEPARATE UTILITY
- MODERN SHOWER ROOM
- GARDENS TO FRONT AND REAR
- GAS HEATING WITH BOILER INSTALLED 2022
- VILLAGE LOCATION
- NO ONWARD CHAIN





**** DETACHED BUNGALOW WITH NO ONWARD CHAIN**** Situated in the village of Cliffe this property offers accommodation comprising:- living room, kitchen/diner some 20' in length, separate utility, 3 bedrooms and a modern shower room. Outside are gardens to the front and rear and a garage.

UPVC side entrance door leading into inner hallway with doors and access to roof space. Radiator.

Living Room

5.32m x 3.63m (17'5" x 11'10")

Having a stone fireplace housing an electric fire. Two windows to the front elevation and a further one to the side. Radiator.

Kitchen / Diner

6.34m x 2.77m (20'9" x 9'1")

A large open living space with a good sized kitchen area

and ample space for a dining table and chairs. The kitchen has a range of light oak fronted base and wall units. Complimentary work surfaces incorporating a stainless steel sink with mixer tap over. Integrated double electric oven and hob with extractor over. Windows to the front and side elevations. Door into :-

Utility

2.33m x 2.33m (7'7" x 7'7")

Having a stainless steel sink, plumbing for a washing machine and space for a fridge/freezer. Central heating boiler that was installed in 2022. Window to the rear elevation and a UPVC door to the front. Radiator.

Bedroom 1

3.18m x 2.95m (10'5" x 9'8")

Having built in wardrobes and a window to the rear elevation. Radiator.



Bedroom 2

2.72m x 2.67m (8'11" x 8'9")

Having a built in wardrobe and a window to the rear elevation. Radiator.

Bedroom 3

2.25m x 2.23m (7'4" x 7'3")

Having a built in wardrobe and a window to the side elevation. Radiator.

Shower Room

2.43m x 1.69m (7'11" x 5'6")

Being fully tiled and having a modern white suite comprising large walk in electric shower, wash hand basin and wc. Two windows to the side elevation and a radiator.

Outside

To the front is a small lawned area with shrubs and a driveway providing off road parking and leading to the single detached garage. The rear garden is gravelled and paved with mature shrubs and trees and a pergola and potting shed.





Approximate
Total Area
82.2m²

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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