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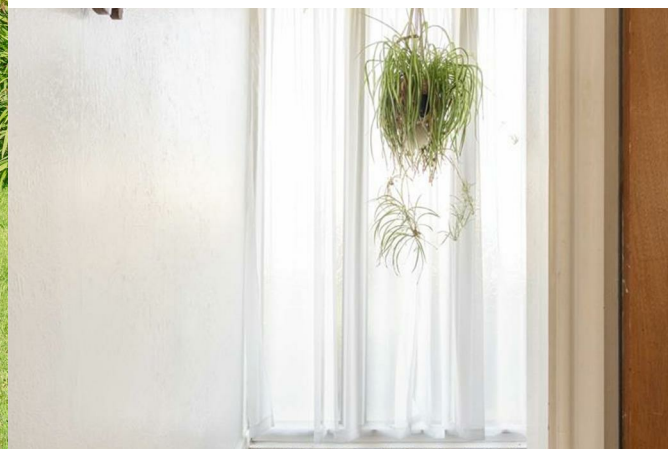
12 Cedar Crescent

Selby
YO8 4JW

Offers in the region of
£230,000



- SEMI DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- TWO RECEPTIONS
- FLEXIBLE ACCOMMODATION
- MODERN SHOWER ROOM
- GAS HEATING AND DOUBLE GLAZING
- GARDEN NOT OVERLOOKED AT THE REAR
- SOUGHT AFTER RESIDENTIAL LOCATION
- WITHIN EASY REACH OF THE TOWN CENTRE
- NO ONWARD CHAIN





**** BUNGALOW IN SOUGHT AFTER RESIDENTIAL LOCATION WITH NO CHAIN**** Located just off Leeds Road in Selby this property offers flexible accommodation comprising to the ground floor: kitchen, inner hall, living room, dining room/bedroom 4 and bedroom 3, to the first floor are 2 further bedrooms and a modern shower room. Outside are gardens to the front and rear.

UPVC side entrance door leading into:-

Kitchen

2.99m x 2.24m (9'9" x 7'4")

Having a range of wooden fronted base and wall units. Complimentary work surfaces incorporating a stainless steel sink unit with mixer tap over. Gas cooker point with extractor over. Plumbing for an automatic washing machine and a door leading into:-

Inner Hallway

Having glazed panels to the front, stairs off to the first floor and a storage area.

Living Room

4.83m x 3.23m (15'10" x 10'7")

Having a stone fireplace housing fire. With a large picture window to the front elevation and a radiator beneath.

Dining Room

3.9m x 3.24m (12'9" x 10'7")

Having large patio doors leading into the rear garden. Radiator. This room is currently used as a dining room but could be utilised as a fourth bedroom.

Bedroom 3

3.25m x 2.87m (10'7" x 9'4")

Having a window to the rear elevation and a radiator beneath. This room is currently used as a sitting room.

Landing

With doors off and a window to the side elevation.



Bedroom 1

4.54m x 3.24m (14'10" x 10'7")

Having a window to the front elevation and a radiator beneath, Double doors giving access to eaves storage.

Bedroom 2

3.33m x 3.28m (10'11" x 10'9")

Having a window to the front elevation and a radiator beneath.

Shower Room

Being fully tiled with a modern corner shower cubicle, wash hand basin and wc. With two windows to the rear elevation and a radiator.

Outside

The front garden is laid to lawn with shrubs. A tarmac driveway to the side provides off road parking and leads to the garage and rear garden. The rear garden is again laid to lawn and is not overlooked. there is also a small patio area.

Utilities

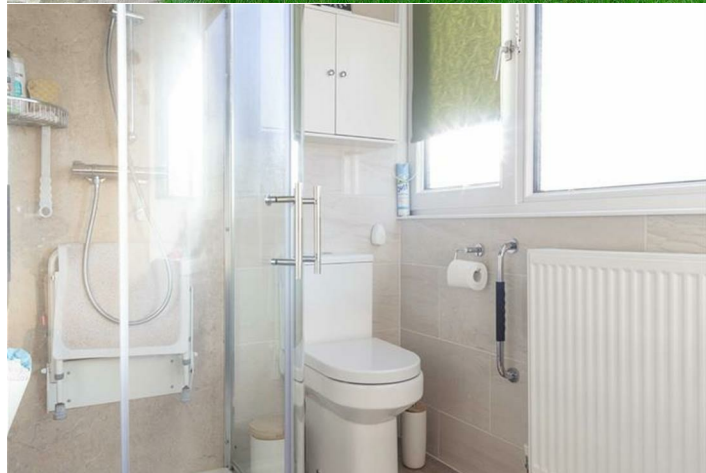
Mains gas, electric, water and sewerage. There is also a water meter.

Broadband - FTTP

Mobile Coverage - 4G

Note

The sale of the property is subject to a grant of probate.





Approximate total floor area
99m² (1065 Sq ft)



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		
(69-80) C		
(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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