



Elmhirst
Parker
Estate Agents & Solicitors



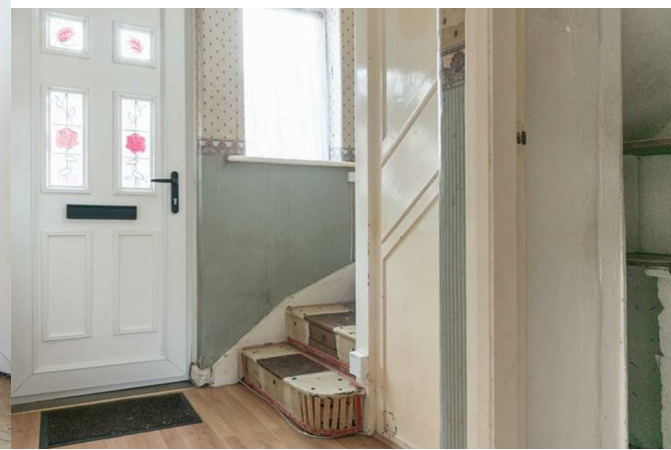
44 Portholme Drive

Selby
YO8 4QF

Guide price
£150,000



- END TOWN HOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- WITHIN WALKING DISTANCE OF TOWN CENTRE
- CLOSE TO BUS AND RAIL STATIONS
- IDEAL FOR INVESTORS OR FTB
- NO ONWARD CHAIN





**** 3 BEDROOM HOUSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE**** Although needing some modernisation the property is ideal for investors or FTB and comprises:- entrance hall, living room, kitchen, 3 bedrooms and bathroom. Outside are gardens to the front and rear.

UPVC entrance door leading into:-

Entrance Hall

2.64m x 2.26 (8'7" x 7'4")

With stairs off and an understairs cupboard. Having a window to the front elevation.

Living Room

5.01m into bay x 3.5m (16'5" into bay x 11'5")

Being of a dual aspect with windows to the front and rear elevations. Having a traditional mahogany style fireplace with a tiled hearth and back. Two radiators.

Kitchen

2.27m x 2.27m (7'5" x 7'5")

Having a range of light oak effect fronted units. Work surfaces incorporating a single drainer sink with mixer tap over. Integrated electric oven and hob. Plumbing for washing machine. With a door and window to the rear elevation.

Bedroom 1

3.5m (into bay) x 2.71m (11'5" (into bay) x 8'10")

Having a bay window to the rear elevation and a radiator.

Bedroom 2

3.12m x 2.27m (10'2" x 7'5")

Having a window to the rear elevation and a radiator.



Bedroom 3

2.13m x 2.71m (6'11" x 8'10")

Having fitted wardrobes and a cupboard housing the combi boiler. With a window to the front elevation.

Bathroom

2.22m x 1.73m (7'3" x 5'8")

Having a white suite comprising panelled bath with mixer shower over, wash hand basin and a wc. Airing cupboard and a window to the front elevation.

Outside

To the front is a small lawned area and a concrete path/driveway. The rear is also lawned with a paved patio and large shed.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered) and Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)

Note

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





59 SQ.M (635 Sq ft.)
Approximate Total Floor Area



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			85
(69-80) C		63	
(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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