



Elmhirst
Parker
Estate Agents & Solicitors



23 Hornbeam Close

Selby
YO8 8FS

Offers in the region of
£230,000



- MODERN TOWNHOUSE
- FLEXIBLE ACCOMMODATION
- THREE BEDROOMS
- TWO RECEPTIONS
- EN-SUITE TO BEDROOM 1
- GAS HEATING AND DOUBLE GLAZING
- OFF ROAD PARKING
- EASY REACH OF TOWN CENTRE AND THREE LAKES RETAIL PARK





Welcome to this charming townhouse located in the desirable Hornbeam Close, Selby. Conveniently situated close to the town centre and a local retail park, this property offers the best of both worlds - easy access to amenities and a peaceful retreat to call your own. The flexible accommodation layout allows you to tailor the space to suit your needs, whether you're looking for a home office, a playroom for the kids, or a further bedroom. The two bathrooms in this townhouse provide convenience and comfort for busy mornings or relaxing evenings.

Composite entrance door with storm porch over leading into:-

Entrance Hall

With doors off and stairs to the first floor.

Sitting Room

3.02m x 2.71m (9'11" x 8'11")

Having a window to the front elevation and a radiator.

Downstairs Cloakroom

Having a white suite comprising wc and wash hand basin. Radiator.

Kitchen

3.90m x 4.01m (12'10" x 13'2")

Having a range of modern cream fronted units with complimentary work surfaces incorporating a stainless steel sink with mixer tap over. Integrated electric oven with gas hob and stainless steel extractor over. Plumbing for a washing machine and dishwasher. Space for a tall fridge/freezer. With a window and french doors to the rear elevation.

Landing

With doors off and stairs to second floor.

Living Room

2.80m x 4.01m (9'2" x 13'2")

Having french doors onto a juliet balcony and a window to the front elevation. Radiator.

Bedroom 1

3.14m x 2.89m (10'3" x 9'5")

Having two windows to the rear elevation and a radiator.



En-suite

Having a suite comprising shower cubicle, wash hand basin and wc. Radiator.

Landing

With doors off and a storage cupboard.

Bedroom 2

4.01m x 2.8m (13'1" x 9'2")

Having two windows to the front elevation and a radiator.

Bedroom 3

4.01m x 2.95m (13'1" x 9'8")

Having two windows to the rear elevation and a radiator.

Bathroom

1.81m x 1.69m (5'11" x 5'6")

Being part tiled and having a white suite comprising panelled bath, wash hand basin and wc. Radiator.

Outside

To the front are two parking spaces. The rear garden is enclosed by fencing and laid to lawn with patio.

Utilities

Mains Electric

Mains Gas

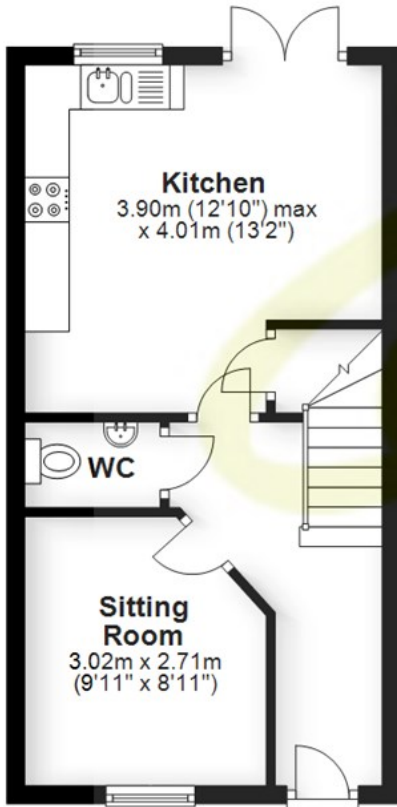
Mains Water (metered) and Sewerage

Mobile - 4G likely but limited inside and no signal with O2 and Vodafone

Broadband - FTTP - ultrafast

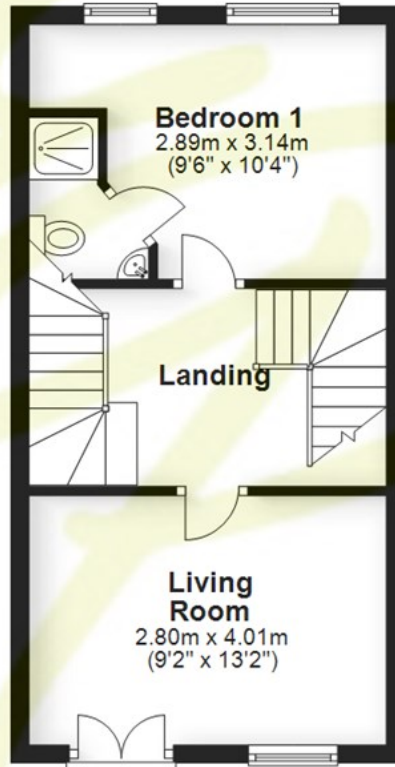
Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



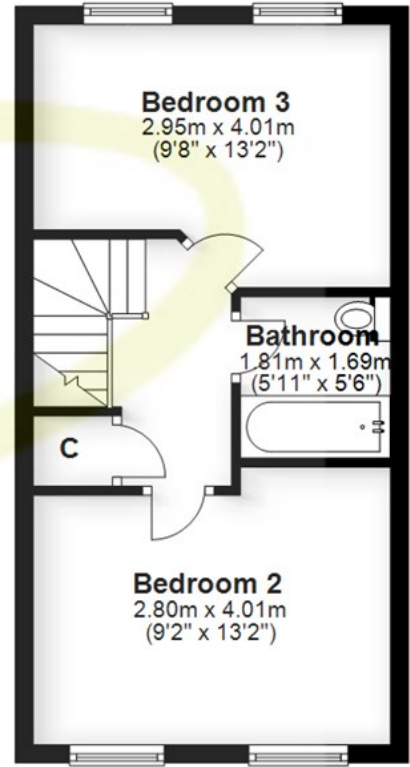
First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Second Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

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.

Plan produced using PlanUp.

23 Hornbeam Close, Selby

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(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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