



# 20 Lynton Cottages

Bondgate, Selby  
YO8 3LS

Offers in the region of £150,000

2 Bed House - Terraced



- EXTENDED TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- GAS HEATING AND DOUBLE GLAZING
- WITHIN EASY REACH OF TOWN CENTRE
- NO ONWARD CHAIN

 Elmhirst  
Parker  
Estate Agents & Solicitors





Welcome to this charming terraced house located on Bondgate. Conveniently situated within easy reach of the town centre, you'll have all the amenities and services you need right at your doorstep. With 850 sq ft of space, this home provides ample room for both relaxation and entertainment. The property's layout is ideal for those seeking a cosy yet functional living arrangement, with the potential to put your own stamp on it through some modernising touches. Furthermore, the absence of a chain means a smoother and quicker transition. Don't miss out on this fantastic opportunity to own a property in such a desirable location with great potential.

#### Entrance Hall

Having a UPVC entrance door and stairs off to first floor.

#### Living Room

3.66m x 3.60m (12'0" x 11'10")

Having a bay window to the front elevation. Electric fire and a radiator. Opening into:-

#### Kitchen/Diner

3.63m x 4.55m (11'10" x 14'11")

Having a range of base and wall units. Integrated electric oven with gas hob over. Two windows to the side elevation. The dining area has a window and door to the rear elevation.

#### Landing

With doors off.

#### Bedroom 1

3.64m x 3.60m (11'11" x 11'10")

Having a built in cupboard and a window to the front elevation. Radiator.

#### Bedroom 2

3.70m x 2.63m (12'2" x 8'8")

Having a window to the rear elevation and a radiator.

#### Bathroom

2.71 max x 1.8 (8'10" max x 5'10")

Being part tiled and having a white suite comprising panelled bath, wc and wash hand basin. Window to the rear elevation and a radiator. Airing cupboard housing combi boiler.

#### Outside

An enclosed forecourted garden to the front with gated access. To the rear is a hardstanding area with a shed and gated access to the rear. On road parking.

#### Utilities

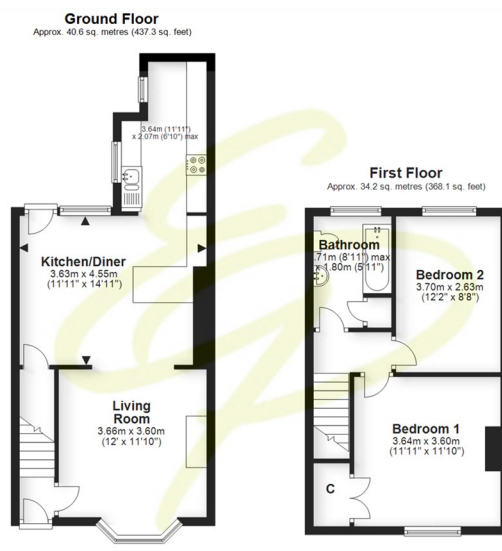
Mains Gas

Mains Electric

Mains Water (not metered) and Mains Sewerage

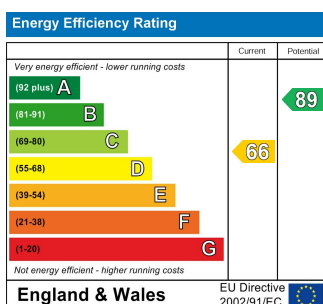
Mobile - 4G outside but limited inside

Broadband - FTTP (Ultrafast)



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

20 Lynton Cottages, Selby



T: 01757 293620

E: [eproperty@elmhirstparker.com](mailto:eproperty@elmhirstparker.com)

W: [estateagents.com](http://estateagents.com)

13 Finkle Street Selby  
North Yorkshire  
YO8 4DT



Find us on..

