



Elmhirst  
Parker  
Estate Agents & Solicitors



# 47 Main Road

Drax  
YO8 8NX

Offers in excess of  
£165,000



- SEMI DETACHED HOUSE
- THREE BEDROOMS (TWO DOUBLE)
- LIVING ROOM
- KITCHEN
- LARGE GARDENS
- OPEN VIEWS TO THE REAR
- NO ONWARD CHAIN
- REQUIRES MODERNISATION





Welcome to this charming semi-detached house located on Main Road in the lovely village of Drax, Selby. This property boasts a spacious living room, large kitchen, 3 bedrooms, and 1 bathroom. Although this property requires modernisation, it presents a fantastic opportunity for those looking to put their own stamp on a home. The large gardens surrounding the property offer ample space for outdoor activities, gardening, or simply enjoying the fresh air. One of the highlights of this property is the open views to the rear, providing a peaceful and picturesque backdrop to everyday life. Additionally, the fact that this property is being offered with no chain means a smoother and quicker process for potential buyers. If you are seeking a project to create your dream home in a tranquil village setting, this property on Main Road is definitely worth considering. Don't miss out on the chance to transform this house into a beautiful and comfortable home tailored to your tastes and preferences.

Front entrance door with storm porch over leading into:-

#### Entrance Hall

With doors and stairs to the first floor. Having a window to the side elevation and an electric heater.

#### Living Room

4.71m x 3.70m (15'5" x 12'2")

Having a stone fireplace and hearth with a freestanding electric fire. With a window to the front elevation.

#### Kitchen

3.26m x 4.69m (10'8" x 15'5")

Having a range of white fronted base and wall units. Complimentary work surfaces incorporating a single drainer sink unit. Space for an electric oven and plumbing for a washing machine. Window to the rear elevation. Door leading into:-

#### Outhouse

An enclosed area comprising two separate store rooms, wc and a storage cupboard.

#### Landing

With doors off and a window to the side elevation.

#### Bedroom 1

3.45m x 3.73m (11'4" x 12'3")

Having a built in storage cupboard and airing cupboard. With a window to the rear elevation and an electric heater.



### Bedroom 2

4.14m x 3.02m (13'7" x 9'11")

Having a window to the front elevation and an electric heater.

### Bedroom 3

3.02m x 2.68m (9'11" x 8'10")

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

### Bathroom

Being fully tiled and having a three piece suite comprising panelled bath with shower over, pedestal hand wash basin and wc. With a window to the side elevation.

### Outside

To the front is a large lawned area with a path to the side leading to the door to the rear outhouse. There is a further large lawned area to the rear with open views over adjoining fields. Parking is on road.

### Utilities

Mains Electric

Mains Water (metered)

Mains Sewerage

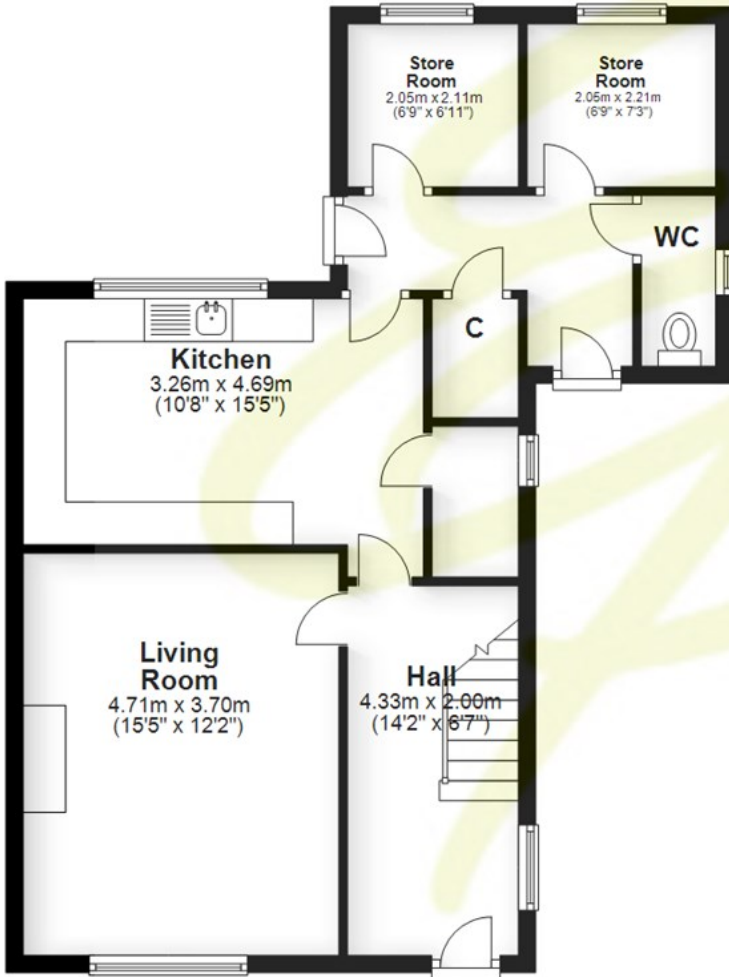
Broadband FTTP (Ultrafast)

Mobile 4G



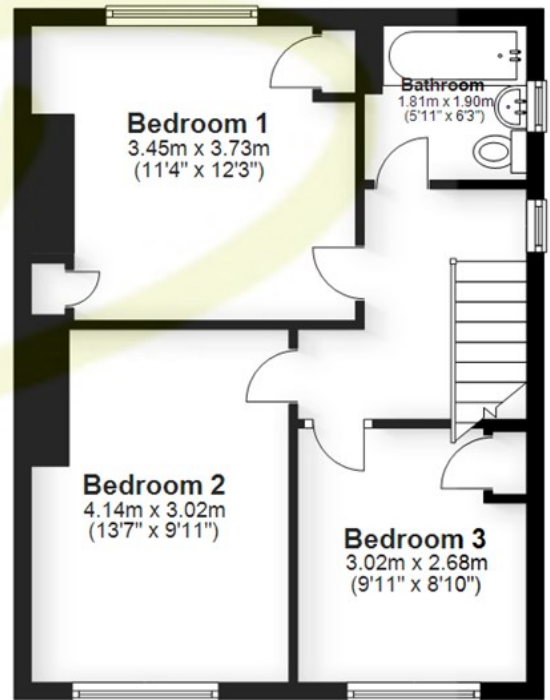
### Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



### First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 105.7 sq. metres (1137.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(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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