



Elmhirst  
Parker  
Estate Agents & Solicitors



# 60 Hempbridge Road

Selby  
YO8 4XX

Offers in the region of  
**£190,000**



- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
- NEW KITCHEN AND SHOWER ROOM
- CONSERVATORY
- ATTRACTIVE LOW MAINTENANCE GARDENS WITH NEW GAZEBO
- DOUBLE GLAZING WITH NEW WINDOWS
- GAS HEATING WITH COMBI BOILER
- NO ONWARD CHAIN





Welcome to this charming semi-detached bungalow on Hempbridge Road in Selby! This property boasts a well-presented interior with a new kitchen, shower room, and windows, offering a fresh and modern feel to the home. One of the highlights of this property is its attractive low maintenance gardens, perfect for those who enjoy outdoor living without the hassle of extensive upkeep. Additionally, the presence of a gazebo adds a touch of elegance to the outdoor space, providing a lovely spot to relax or entertain guests. If you're looking for a place to call home, this bungalow on Hempbridge Road offers a wonderful opportunity to enjoy comfortable living. Don't miss out on the chance to make this lovely property your own!

Composite entrance door leading into:-

#### Kitchen

4.09m x 2.13m (13'5" x 7'0")

Having a good range of modern base and wall units. Complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap over. Integrated electric oven, electric hob with extractor over. Plumbing for washing machine. With a window to the side elevation and a door into:-

#### Living Room

5.39m x 3.22m (17'8" x 10'7")

Having a modern fireplace and a window to the front elevation. Radiator. Door into :-

#### Inner Hall

With doors off and storage cupboard. Access to roof space which houses the combi boiler.

#### Bedroom 1

3.54m x 2.76m (11'7" x 9'1")

Having a window to the rear elevation and a radiator.



### Bedroom 2

2.65m x 2.64m (8'8" x 8'8")

Having a door into the conservatory and a radiator.

### Conservatory

Having french doors leading into the rear garden.

### Shower Room

Newly installed with a mixer shower and wash basin and wc inset into a vanity unit. Having a window to the side elevation.

### Outside

The property benefits from attractive low maintenance gardens to the front and rear. The front has a paved and pebbled area and a driveway. The rear garden is split level paving with an arbour and seating area. The gazebo which is new is also included in the sale and provides a delightful seating area.

### Utilities

Mains Gas

Mains Electric

Mains Water (metered)

Broadband FTTP (Ultrafast)

Mobile 4G



## Ground Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



Total area: approx. 59.8 sq. metres (643.7 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			87
(81-91) B			
(69-80) C		67	
(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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