



Elmhirst
Parker



13 Ivy Close

Carlton
DN14 9PD

Offers in the region of
£185,000



- SEMI DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- GARDENS TO THE FRONT AND REAR
- GARAGE
- NO ONWARD CHAIN





Situated on Ivy Close, Carlton in a cul de sac location this semi detached dormer bungalow offers flexible accommodation comprising two reception rooms, kitchen, downstairs shower room and three bedrooms. Outside are gardens to the front and rear and a garage. The property also benefits from gas central heating and is offered with no onward chain.

UPVC entrance door leading into :-

Entrance

Having a storage cupboard and a radiator. Door leading into:-

Living Room

4.85m x 4.07m (15'10" x 13'4")

Having two windows to the front elevation and a radiator. Doors to kitchen and dining room.

Dining Room

4.05m x 3.46m (13'3" x 11'4")

Having a window to the rear elevation and a radiator. Stairs to the first floor.

Kitchen

3.86m x 2.48m (12'8" x 8'2")

Having a range of cupboard storage and worktop space. Space for cooker. With a PVCu entrance door and window to the side elevation. Radiator.

Shower Room

2.48m x 2.05m max (8'1" x 6'8" max)

Having a large walk in shower, wash hand basin and wc. With windows to the side and rear elevations and a radiator.

Bedroom 1

4.13m x 2.54m (13'7" x 8'4")

Having a window to the rear elevation and a radiator.



Bedroom 2

3.47m x 2.80m (11'4" x 9'2")

Having a window to the front elevation and a radiator. Access to eaves storage.

Bedroom 3

4.56m x 2.52m (15'0" x 8'3")

Having a window to the side elevation and a radiator. Storage cupboard the housing boiler and water tank. Access to the loft.

Outside

To the front is a lawned area with a path to the side leading to the rear. This is also laid to lawn with gated access leading to the garage at the rear of the property and an off road parking space.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage and Drainage

Broadband FTTP (Ultrafast)

Mobile 4G

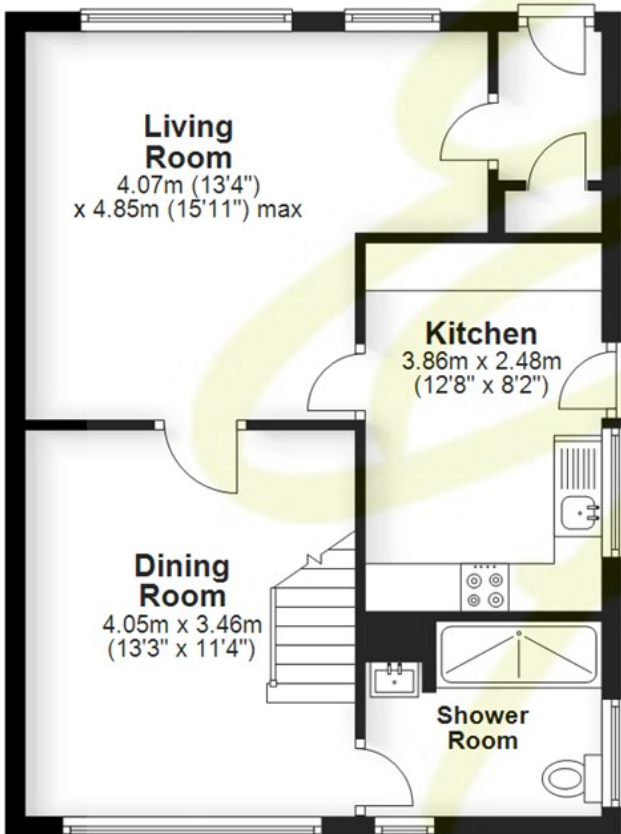
Note

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



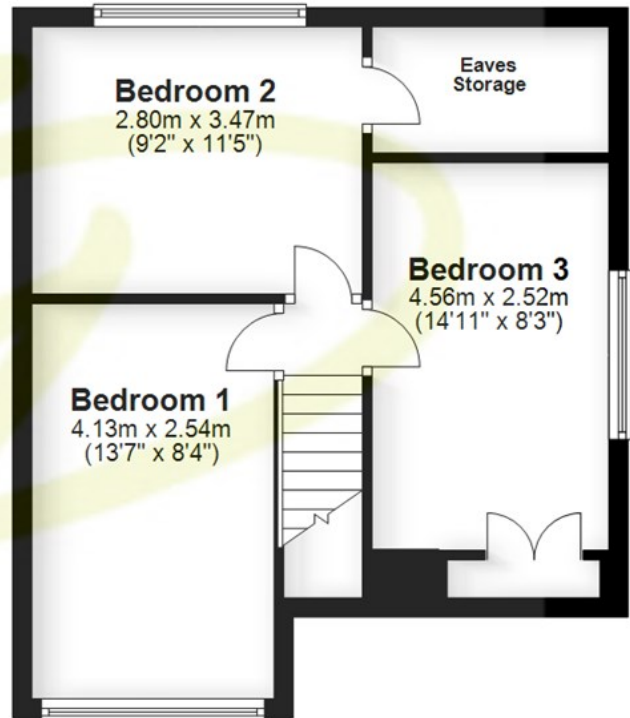
Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 88.8 sq. metres (956.3 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			83
(69-80) C			
(55-68) D		58	
(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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