



Elmhirst
Parker
Estate Agents & Solicitors



51 Hempbridge Road

Selby
YO8 4XX

Offers in the region of
£160,000

- 3 BEDROOM SEMI DETACHED HOUSE
- CONSERVATORY
- OFF STREET PARKING
- KITCHEN DINER
- IDEAL FOR FIRST TIME BUYERS
- SOUTH FACING REAR GARDEN





Welcome to this charming semi-detached house on Hempbridge Road! This property offers a fantastic opportunity for someone looking to put their own stamp on a home.

Upon entering, you are greeted by a spacious living room, perfect for relaxing with family and friends. The kitchen diner provides a great space for cooking up delicious meals and enjoying them together. Additionally, the conservatory offers a bright and airy spot to unwind and enjoy the garden views.

Although modernisation is required, this property presents a blank canvas for you to create the home of your dreams. The best part? There is no chain involved, making the process smoother and quicker for you.

Entrance Hall

Living Room

4.00m x 3.78m (13'1" x 12'5")

Double glazed window to front, fireplace, door to:

Kitchen/Diner

3.00m x 4.78m (9'10" x 15'8")

A good range of base and wall units, and space for an electric cooker and extractor over. Open storage space under stairs and door leading to side. Double glazed window to rear, door to:

Conservatory

Patio doors to rear garden.

Bedroom 1

3.50m x 2.66m (11'6" x 8'9")

Double glazed window to rear.

Bedroom 2

3.50m x 2.00m (11'6" x 6'7")

Double glazed window to front.



Bedroom 3

2.03m x 2.23m (6'8" x 7'4")

Double glazed window to front.

Shower Room

Corner shower cubicle, wc and pedestal wash basin. Window to rear, electric radiator.

Landing

Storage cupboard with immersion heater.

Outside

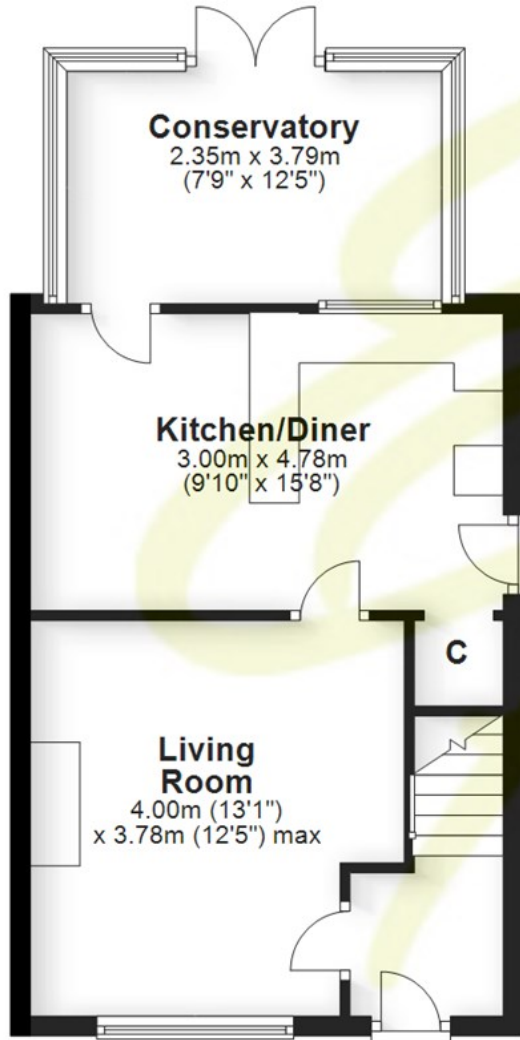
To the front there is a paved drive for parking. There is also a covered area to the side providing sheltered storage. South facing rear garden with a mix of paving and shrubs.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance metre and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular important to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



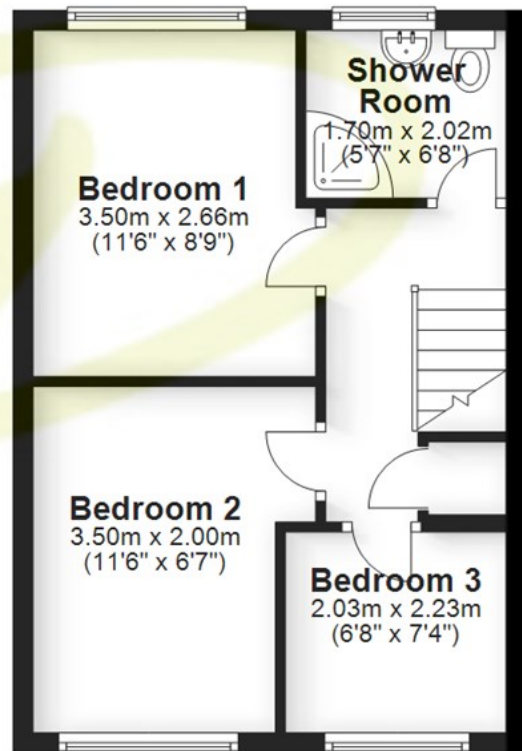
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 77.2 sq. metres (830.6 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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