



Elmhirst
Parker
Estate Agents & Solicitors



10 Millfield Drive

Camblesforth
YO8 8JY

Offers in the region of
£190,000



- WELL PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER SOME 25' IN LENGTH
- CONSERVATORY
- BATHROOM INSTALLED 2022
- SOUTH FACING LOW MAINTENANCE GARDENS
- DETACHED GARAGE
- GAS HEATING (COMBI BOILER) AND DOUBLE GLAZING
- POPULAR VILLAGE LOCATION





Welcome to this charming semi-detached house on Millfield Drive in the lovely village of Camblesforth. This property boasts a spacious lounge/diner that stretches 25 feet in length, perfect for entertaining guests or relaxing with your family. With one reception room, kitchen, three bedrooms, and a modern bathroom installed in 2022, this home offers comfort and convenience for your everyday living. The low maintenance gardens provide a tranquil outdoor space for you to enjoy without the hassle of extensive upkeep. Offering a perfect blend of modern amenities and a homely feel so whether you're looking for your first home or an investment, this semi-detached house on Millfield Drive is ideal.

UPVC entrance door leading into:-

Entrance Hall

With stairs off to the first floor and door into:-

Lounge/Diner

7.77m max x 3.42m max (25'5" max x 11'2" max)

Having an oak effect fireplace with marble style back and hearth housing a gas fire. With a window to the front elevation and two radiators. Door leading into:-

Conservatory

2.69m x 2.15m (8'9" x 7'0")

Being of UPVC construction and glazing to three sides. Laminate floor and door leading to the side.

Kitchen

3.08m x 2.11m (10'1" x 6'11")

Having a range of base and wall units with complimentary work surfaces incorporating a stainless steel sink. Integrated electric oven with gas hob and extractor over. Plumbing for a washing machine and space for a fridge freezer. Wall mounted gas combi boiler. Having a window to the rear elevation and a door to the side.

Landing

With doors off and a window to the side elevation. Access via a loft ladder to the roof space which has been boarded out providing useful additional storage.

Bedroom 1

3.73m x 2.49m (12'2" x 8'2")

Being of double size with fitted wardrobes to one wall. Having a window to the front elevation and a radiator.



Bedroom 2

3.75m max x 2.76m (12'3" max x 9'0")

Being of double size and having a window to the rear elevation and a radiator.

Bedroom 3

2.38m x 1.86m (7'9" x 6'1")

Having a window to the front elevation and a radiator.

Bathroom

2.05m x 1.81m (6'8" x 5'11")

Fitted in 2022 and fully tiled with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and a wc. Having a window to the rear elevation and a radiator.

Garage

Detached garage with power connected.

Outside

The front is laid to lawn and has a driveway to the side leading to the garage and rear garden. This is south facing and also laid to lawn with a fence boundary. Two garden sheds are included in the sale.

Utilities

Mains Electric

Mains Gas

Mains Water (metered)

Mains Sewerage

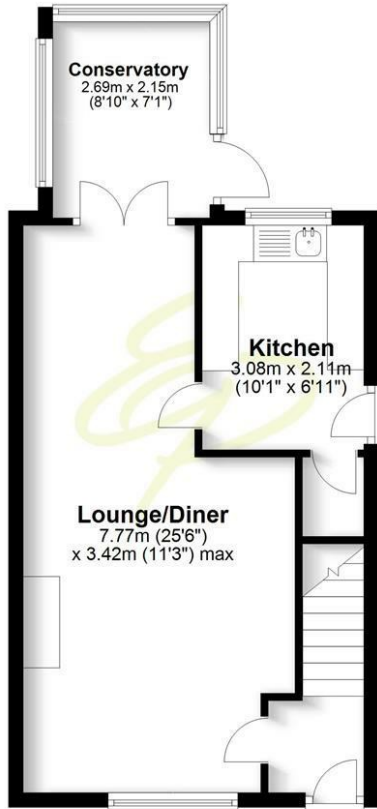
Mobile 4G

Broadband FTTP (Ultrafast)



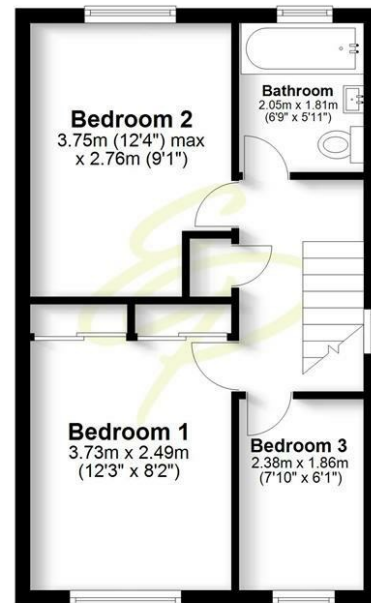
Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 75.8 sq. metres (815.4 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		85
(81-91) B		
(69-80) C	70	
(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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