



Elmhurst
Park
Estate Agents



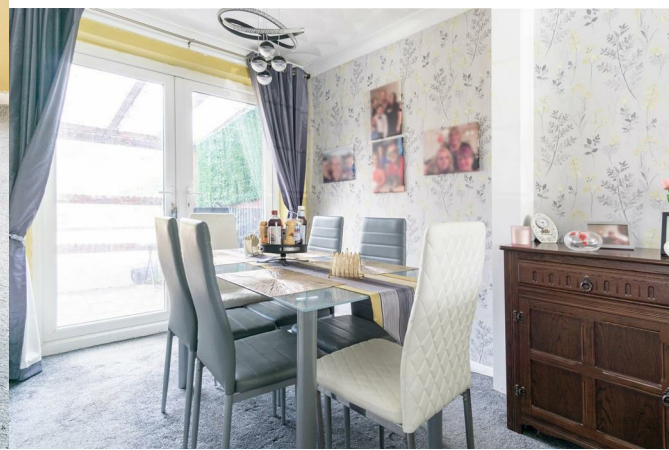
40 Croft Road

Camblesforth
YO8 8JS

Offers in the region of
£185,000



- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- THROUGH LOUNGE/DINER SOME 25' IN LENGTH
- GAS HEATING AND DOUBLE GLAZING
- ATTRACTIVE GARDENS
- DETACHED GARAGE
- IDEAL FOR FIRST TIME BUYERS AND SMALL FAMILIES
- POPULAR VILLAGE LOCATION





Nestled in the charming village of Camblesforth, Selby, this delightful three-bedroom house on Croft Road presents an excellent opportunity for first-time buyers or families seeking a welcoming home. The property boasts a spacious through lounge diner, measuring an impressive 25 feet in length, providing a perfect space for both relaxation and entertaining. This property combines comfort and practicality, making it a wonderful choice for those looking to settle in a popular area. With its generous living space and beautiful gardens, this house is ready to become a cherished home.

Composite entrance door leading into:-

Entrance Hall

With door to living room and stairs to the first floor.

Lounge / Diner

7.67m x 3.25m max (25'1" x 10'7" max)

Being of a dual aspect with a window to the front elevation and french doors to the rear. Having a mahogany effect

fireplace with marble style back and hearth incorporating a gas fire.

Kitchen

3.07m x 2.12m (10'1" x 6'11")

Having a range of modern base and wall units.

Complimentary work surfaces incorporating a single drainer sink unit with a mixer tap over. Integrated electric oven and hob with extractor over. Plumbing for washing machine. With a window to the rear elevation and a door to the side. Radiator.

Landing

With doors off and a window to the side elevation. Storage cupboard.

Bedroom 1

4.21m max x 2.73m (13'9" max x 8'11")

Having a window to the front elevation and a radiator.



Bedroom 2

3.41m max x 2.75m (11'2" max x 9'0")

With fitted furniture comprising wardrobes and overbed units. Having a window to the rear elevation and a radiator.

Bedroom 3

2.06m x 1.73m (6'9" x 5'8")

Having a window to the rear elevation and a radiator.

Bathroom

2m x 1.73m (6'6" x 5'8")

Having a white suite comprising panelled bath with shower over, wash hand basin and wc. With a window to the rear elevation and a chrome style ladder tower rail/radiator.

Outside

There is a neat lawned garden to the front with a driveway to the side leading to the detached single garage. At the rear of the property is a covered outdoor area and a patio with steps upto the lawned garden which also has shrubs and trees. Garden shed.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

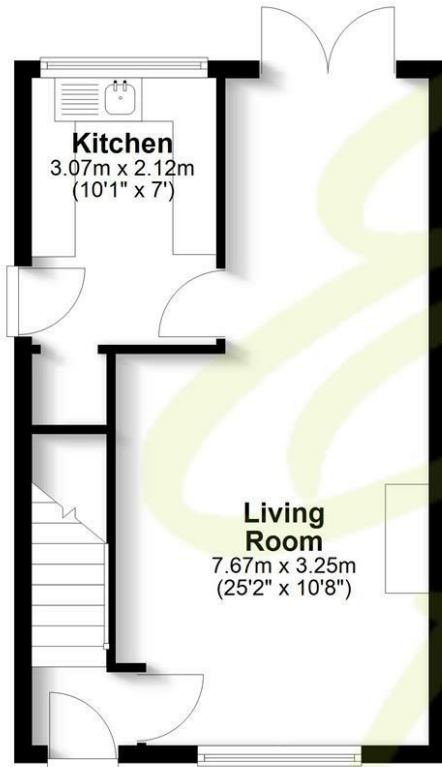
Mobile 4G

Broadband FTTP (Superfast)



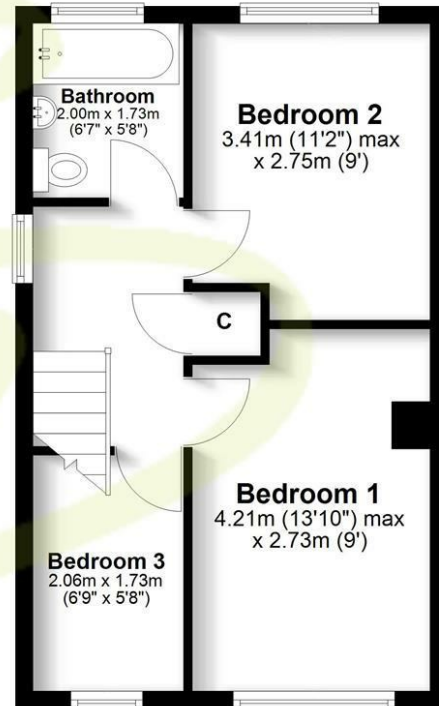
Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 67.9 sq. metres (731.3 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		87
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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