



7 Fairway

Selby
YO8 9AF

Price
£270,000



- TRADITIONAL DOUBLE FRONTED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE / DINER
- SOUGHT AFTER RESIDENTIAL AREA
- CLOSE TO THE TOWN CENTRE
- WELL ESTABLISHED GARDENS
- DETACHED SINGLE GARAGE
- NO CHAIN





Nestled in the charming area of Fairway, Selby, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this traditional bungalow is ideal for those seeking a peaceful retreat while remaining close to the town centre. The bungalow's layout is thoughtfully designed, ensuring a warm and inviting atmosphere throughout. The property boasts well-established gardens, providing a serene outdoor space for relaxation and enjoyment. Whether you are an avid gardener or simply appreciate the beauty of nature, these gardens offer a wonderful setting to unwind. Being in close proximity to the town centre means that you will have easy access to a variety of local amenities, including shops, cafes, and recreational facilities. With its traditional charm and practical features, this property is sure to appeal to a wide range of potential buyers. No chain.

UPVC entrance door with storm porch over leading into:-

Entrance Hall

With doors off. Storage cupboard and a radiator.

Lounge / Diner

5.16m x 3.34m (16'11" x 10'11")

Being 'L' shaped with a large bay window to the front elevation. Having a feature fireplace with a marble effect back and hearth incorporating a gas fire. With a further window to the side elevation and two radiators.

Kitchen

3.28m x 2.74m (10'9" x 8'11")

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

Rear Hall

Having a door to the rear elevation and a door into:

Boiler Room

Housing the boiler and having space for a tall fridge/freezer.



Bedroom 1

3.56m x 3.18m (11'8" x 10'5")

Being of a double size with fitted wardrobes and over bed storage. Having a window to the front elevation and a radiator beneath.

Bedroom 2

3.49m x 3.03m (11'5" x 9'11")

Being of a double size and having a window to the rear elevation with a radiator beneath,

Bathroom

2.14m x 2.04 (7'0" x 6'8")

Being fully tiled and having a suite comprising panelled bath with shower over, wash hand basin and wc. Having a window to the rear elevation and access to the loft space.

Garage

A single detached garage with power connected.

Outside

The front is blocked paved with mature shrubs. A driveway to the side leads to the rear garden. This is laid mainly to lawn with mature trees and shrubs and a paved patio area. The garden shed is also included in the sale.

Utilities

Mains Electric

Mains Gas

Mains Water (metered)

Mains Sewerage

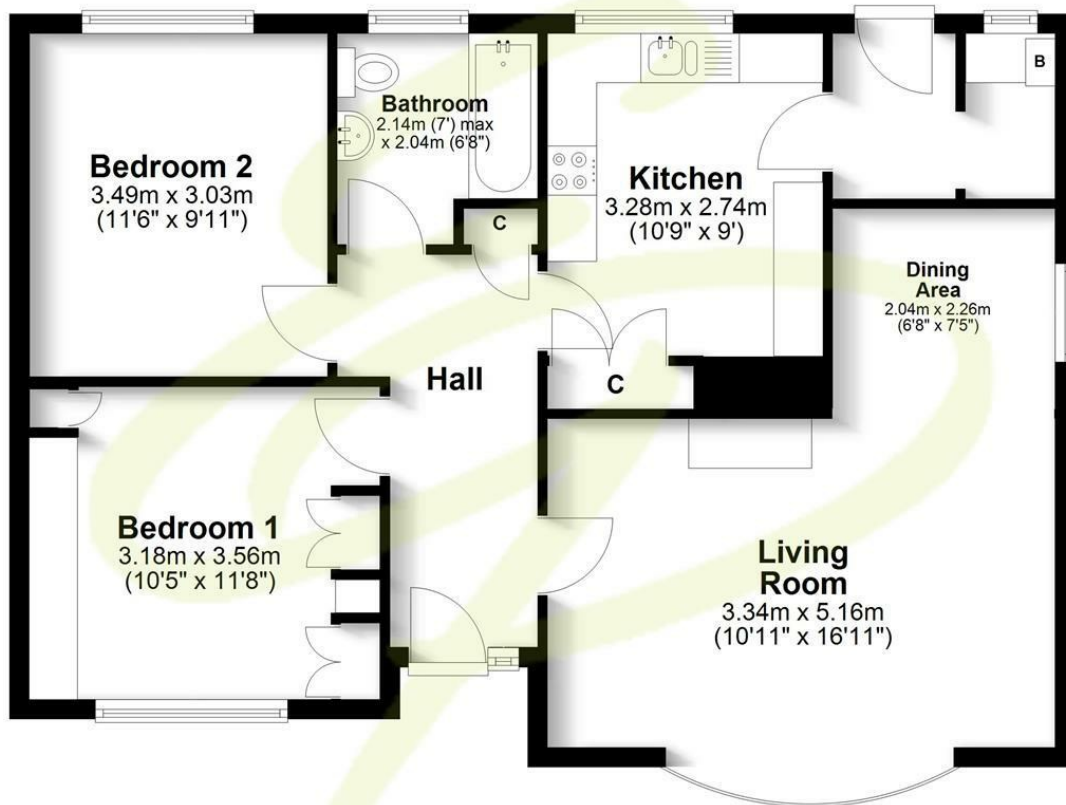
Mobile 4G

Broadband FTTP - ultrafast



Ground Floor

Approx. 72.5 sq. metres (780.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	73
England & Wales	EU Directive 2002/91/EC	

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