



# 16 Larkfield Road

Selby  
YO8 9AS

Offers in the region of  
£230,000



- DETACHED BUNGALOW ON CORNER PLOT
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- DETACHED GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- WITHIN EASY REACH OF THE TOWN CENTRE
- SOME MODERNISATION REQUIRED
- GARDENS TO THREE SIDES
- NO CHAIN







Nestled on Larkfield Road in the charming town of Selby, this delightful detached bungalow presents a wonderful opportunity for those seeking a comfortable and convenient home. Boasting two spacious double bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat. Situated within easy reach of the town centre, you will find a variety of shops, cafes, and amenities just a short distance away. While the bungalow requires some modernising, it offers a fantastic canvas for you to create your dream home in a desirable location. This property has generous gardens that surround it on three sides. These outdoor spaces provide ample room for gardening, outdoor activities, or simply enjoying the fresh air. No chain.

Side entrance door leading into:-

#### Entrance Hall

Having a window to the side elevation and a radiator.

#### Living Room

5.79m x 3.65m (18'11" x 11'11")

Having a dual aspect with windows to the front and side elevations and radiators beneath.

#### Kitchen

3.56m x 3.14m (11'8" x 10'3")

Having a range of base and wall units and an electric cooker point. With windows to the front and side elevations and a door to the side porch which in turn has a door to the side elevation. A further door into:-

#### Inner hallway

With a built in storage cupboard and access to the roof space.

#### Shower Room

Being fully tiled and having a shower cubicle, wash hand basin and wc. With a window to the side elevation.

#### Bedroom 1

3.94m x 3.04m (12'11" x 9'11")

Being of a double size and having a built in storage cupboard / wardrobe. Having a window to the rear elevation.

#### Bedroom 2

3.56m x 2.96m (11'8" x 9'8")

Currently used as a dining room. Being of a double size and having a built in cupboard/wardrobe. With patio doors into:-





### Sun Room

With windows to two sides and a door into the rear garden.

### Outside

There are gardens to three sides consisting of lawned areas and mature shrubs and trees. A concrete driveway to the side provides ample off road parking.

### Garage

5.15m x 2.54 (16'10" x 8'3")

A detached garage with an up and over door.

### Utilities

Mains Electric

Mains Gas

Mains Water (Not Metered)

Mains Sewerage

Mobile\*

Broadband\*

\*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.





## Ground Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	73
England & Wales	EU Directive 2002/91/EC	

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