



Elmhirst
Parker
Estate Agents & Solicitors



3 Dale Close

Selby
YO8 9AL

Offers in the region of
£190,000



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- EXCEPTIONAL PRESENTATION AND READY TO MOVE INTO
- MODERN KITCHEN AND BATHROOM
- LOW MAINTENANCE GARDENS
- CUL DE SAC LOCATION IN POPULAR RESIDENTIAL AREA
- SINGLE DETACHED GARAGE
- IDEAL FOR FIRST TIME BUYERS
- NO CHAIN





Nestled in the charming residential area of Dale Close, Selby, this semi-detached house presents an exceptional opportunity for those seeking a delightful home. With its impeccable presentation, this property is sure to impress from the moment you step inside. The house features a welcoming reception room, perfect for relaxing or entertaining guests. It boasts two well-proportioned bedrooms, providing space for a small family or individuals. The property also has low maintenance gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. Situated in a popular residential area, you will find yourself within easy reach of local amenities, schools, and transport links, enhancing the appeal of this lovely home. Ideal for first time buyers, this semi-detached house on Dale Close is a fantastic opportunity for anyone looking to settle in a well-presented property in a desirable location.

Composite entrance door with storm porch over leading into:-

Living Room

4.05m x 3.82m (13'3" x 12'6")

Recently fitted with a new carpet and having a feature fireplace housing an electric log burner. With a window to the front elevation and a radiator beneath. Stairs off to the first floor.

Kitchen

3.82m x 2.39m (12'6" x 7'10")

Having a good range of modern white base and wall units. Complimentary work surfaces incorporating a one and a half bowl composite sink unit with a mixer tap over. Integrated electric oven with electric hob and extractor over and a splashback. Plumbing for a washing machine and space for a tall fridge/freezer. With a door to the side elevation and a window to the rear.

Landing

With doors off and a storage cupboard.

Bedroom 1

3.82m x 3.55m (12'6" x 11'7")

Being of a double size and having built in wardrobes. Attractive panelling to one wall. With a window to the front elevation and a radiator beneath.

Bedroom 2

2.92m x 1.86m (9'7" x 6'1")

Having a window to the rear elevation and a radiator beneath.



Shower Room

1.93m max x 1.67m (6'3" max x 5'5")

having a white suite comprising shower cubicle, wash hand basin and wc.
Having a window to the side elevation and a radiator.

Garage

A single detached garage with an up and over door and power connected.

Outside

There are low maintenance gardens to the front and rear. There is off road parking and a driveway to the side leading to the rear garden which is laid to lawn (astro turf) with a paved patio area and fence boundary.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

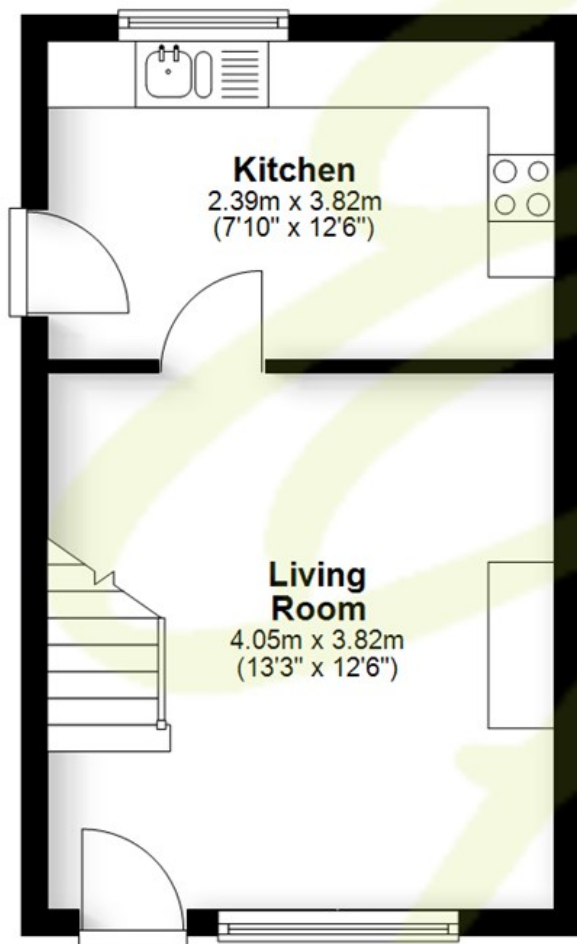
Mobile 4G

Broadband FTTP (Ultrafast)



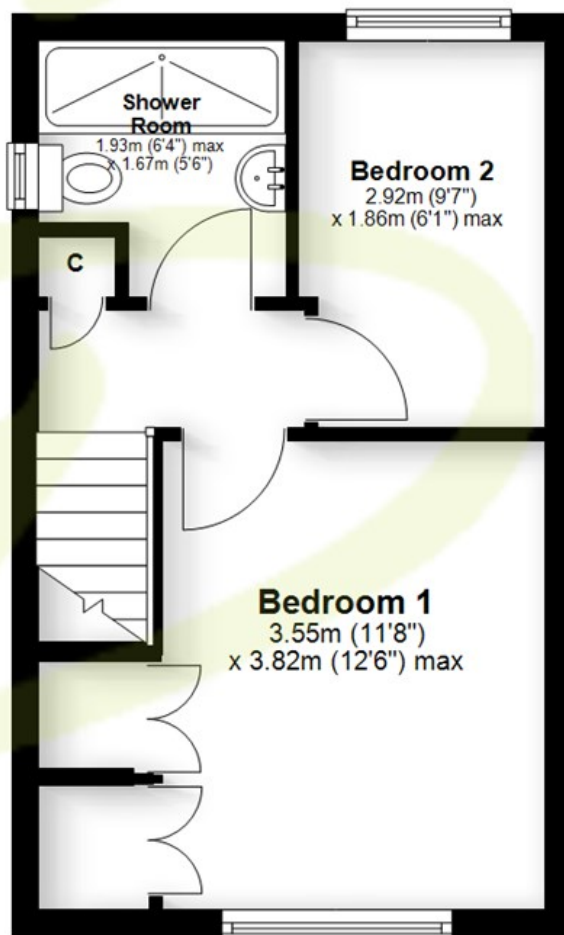
Ground Floor

Approx. 25.0 sq. metres (268.9 sq. feet)



First Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



Total area: approx. 49.6 sq. metres (533.9 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		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

T: 01757 293620

E: eproperty@elmhirstparker.com

W: epestategents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

