



Elmhirst  
Parker  
Estate Agents & Solicitors



# 10 Brackenhill Avenue

YO8 9AT

Offers in the region of  
£240,000

- WELL PRESENTED SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- MODERN KITCHEN
- DOWNSTAIRS SHOWER ROOM
- DRESSING ROOM TO BEDROOM 2
- ATTRACTIVE REAR GARDEN WITH LARGE SUMMERHOUSE
- DETACHED GARAGE
- CLOSE TO THE TOWN CENTRE
- SOUGHT AFTER RESIDENTIAL AREA







Nestled on the charming Brackenhill Avenue in Selby, this well-presented semi-detached bungalow offers a delightful blend of comfort and modern living. With three spacious bedrooms, this property is perfect for families or those seeking a peaceful retreat. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. Additionally, the convenient downstairs shower room adds to the practicality of the home, ensuring ease of access for all. Step outside to discover the attractive rear garden, a true gem of this property. It boasts a large summerhouse, perfect for enjoying sunny days or as a versatile space for hobbies and leisure activities. Situated close to the town centre, this bungalow benefits from easy access to local amenities, shops, and transport links, making it an ideal location for those who appreciate convenience.

Side entrance door leading into:-

#### Entrance Hall

With door off and stairs to the first floor.

#### Kitchen

Having a good range of modern base and wall units. Contrasting

work surfaces incorporating a one and a half bowl sink unit with a mixer tap over. Integrated double electric oven, gas hob with extractor over. With a window to the front elevation.

#### Living Room

Having a brick fireplace with a beam mantelpiece housing an electric log effect fire. With a window to the front elevation and a radiator.

#### Bedroom 1

Having a window to the rear elevation and a radiator. Built in under stairs storage cupboard.

#### Bedroom 3

Currently used as an office by the present owners. Having french doors to the rear garden and a radiator.

#### Shower room

being fully tiled and having a suite comprising a shower cubicle with a rainfall sower, wash hand basin set in a vanity unit and a wc.

#### Landing

With door to bedroom 2 and a door to a storage area in the eaves. Velux roof light.





## Bedroom 2

Having a window to the front elevation and a radiator. Door to the dressing room which has access to a further storage area under the eaves.

## Garage

A detached concrete garage.

## Outside

The front is laid to lawn with mature shrubs. There is a paved driveway to the side leading to the garage and very spacious rear garden. This is also laid to lawn with a paved patio and pathway. There is a large summerhouse/bar with power connected at the bottom of the garden. Further pebbled patio area to the side, and additional garden shed and greenhouse.

## Utilities

Mains Electric

Mains Gas

Mains Water (Metered)

Mains Sewerage

Mobile\* 4G

Broadband\* FTTP (Ultra fast)

\*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.







Total area: approx. 78.1 sq. metres (840.9 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) <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		
EU Directive 2002/91/EC		
England & Wales		

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