







6 Orchard Road
Selby, YO8 4JB
Offers Over £200,000

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DELIGHTFUL CUL-DE-SAC LOCATION!! CORNER PLOT!! We as agents are proud to present to the market this charming three bed semi-detached bungalow nestled in a quiet residential spot in the sought after market town of Selby with its array of local amenities and well regarded schools. The property is well presented and offered in "walk in" condition and the bright and spacious living accommodation briefly comprises: Entrance hall, large living/dining room with window to front offering plenty of natural light, modern kitchen overlooking the front garden, a recently renovated family bathroom and three double bedrooms which completes the internal accommodation. Externally the property boasts a large lawned garden to the front with driveway to the detached garage and a good size lawned rear garden with courtyard to the side. An early viewing is highly recommended to fully appreciate all this property has to offer!

Hallway

uPVC double glazed entrance door, painted wooden flooring, large storage cupboard



Living/Dining Room

uPVC window to front, brick built fire surround, double panelled radiator, TV and power points, painted wooden flooring



Kitchen

uPVC windows to side and rear, external uPVC double glazed external door leading to the rear garden, base units and open storage, stainless steel sink and drainer with mixer tap, space and plumbing for appliances, wall mounted gas boiler

Master Bedroom

uPVC window to rear, radiator, built in storage cupboards, painted wooden flooring



Bedroom 2

uPVC to front, radiator, painted wooden flooring





Bedroom 3

uPVC window to side, radiator, painted wooden flooring

Bathroom

Opaque uPVC window to front, bath with shower over, pedestal wash hand basin, low level wc

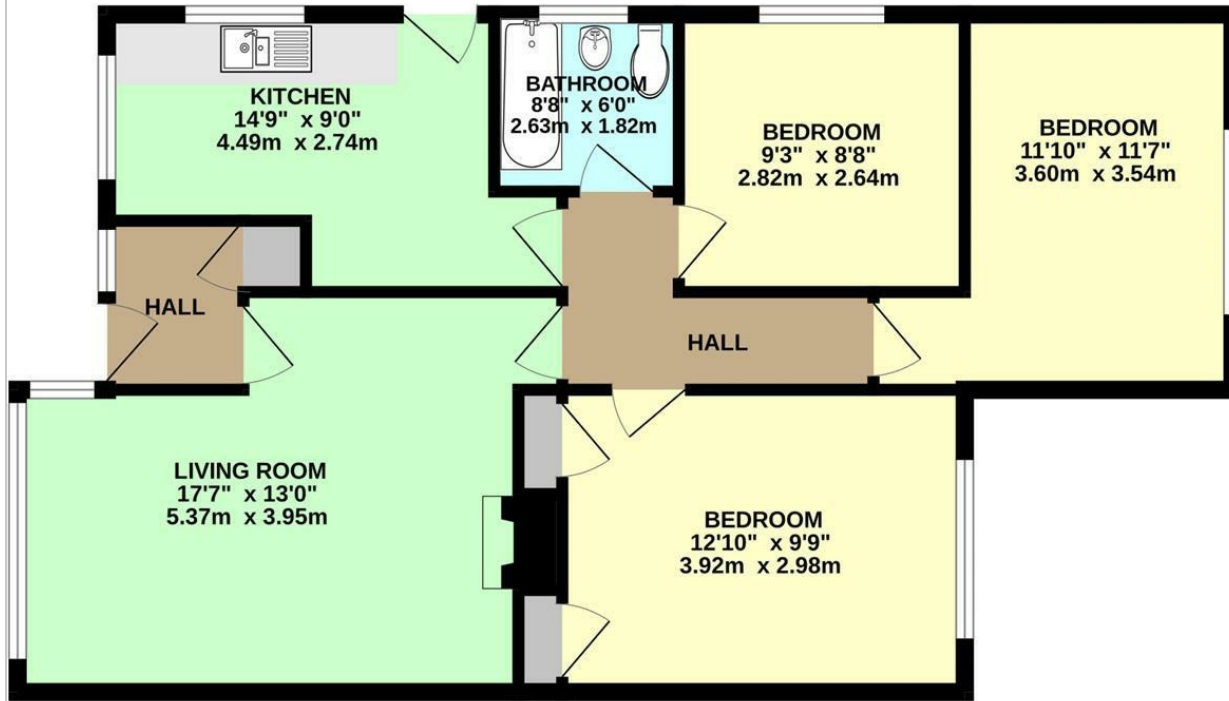
Outside

Garage, driveway for several cars, front lawned garden with hedging and planted borders, rear lawned garden



FLOOR PLAN

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

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			
England & Wales		EU Directive 2002/91/EC	

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