



Viola House York Road Cliffe

Selby, YO8 6NU

£120,000

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SUPERB DEVELOPMENT OPPORTUNITY. A PERIOD DETACHED HOUSE IN NEED OF FULL UPGRADING AND STRUCTURAL REPAIR SET IN THIS POPULAR VILLAGE WITH EASY ACCESS INTO SELBY AND YORK. It may be that subject to planning, demolition and rebuilding would be an option for builders/developers. The property currently comprises living room, dining kitchen, utility room, landing 3 bedrooms and bathroom/w.c. Attached brick store and lawned gardens to front.

Note

The property is in poor structural order both externally and internally. We can not be held responsible for internal viewings and a disclaimer will need to be signed prior to internal viewings taking place. Photo of rear of property shown however the boundary is the rear wall and no garden area to rear.

Lounge

17'9 x 12'10 (5.41m x 3.91m)

Dining Kitchen

16'10 x 9'10 (5.13m x 3.00m)

Utility Room

11'6 x 7'7 (3.51m x 2.31m)

Landing

Bedroom 1

12'10 x 10'10 (3.91m x 3.30m)

Bedroom 2

10'2 x 9'8 (3.10m x 2.95m)

Bedroom3

102 x 7'2 (31.09m x 2.18m)

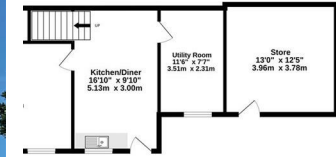
Bathroom

7' x 6'5 (2.13m x 1.96m)



Ground Floor
737 sq.ft. (68.5 sq.m.) approx.

1st Floor
470 sq.ft. (43.7 sq.m.)



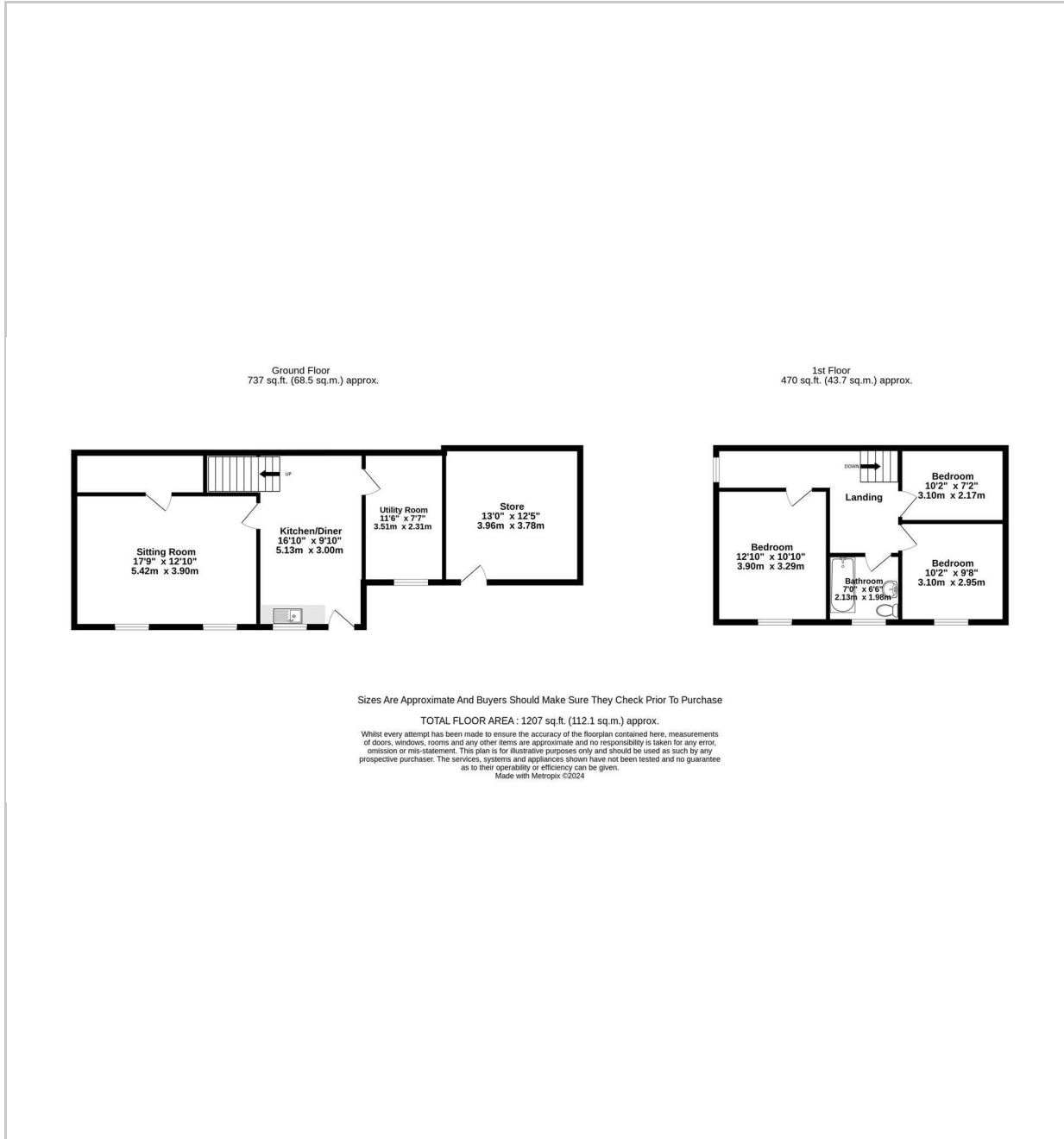
Sizes Are Approximate And Buyers Should Make Sure They Check Prior To Purchase

TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

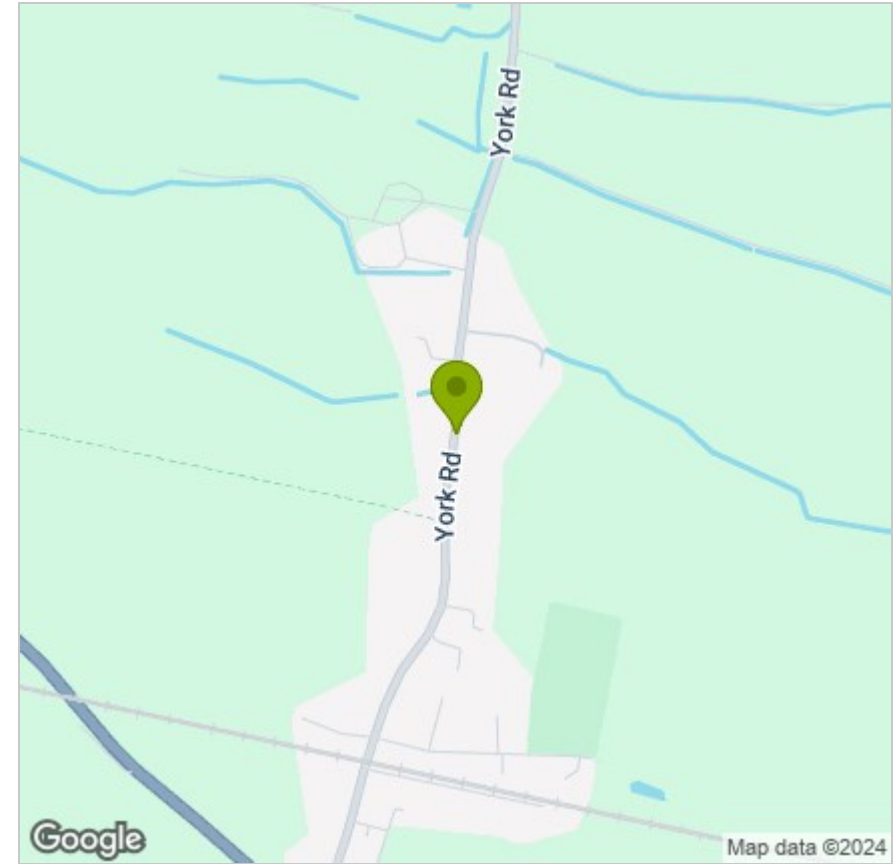
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FLOOR PLAN



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.