



## The Maltings, Selby

Guide price £185,000



Freehold | EPC rating: C

- Three Bed, Semi Detached
- Enclosed Rear Garden
- Gas Central Heating

- Driveway Parking
- Village Location
- Double Glazing Throughout

# BELVOIR!

Property is personal

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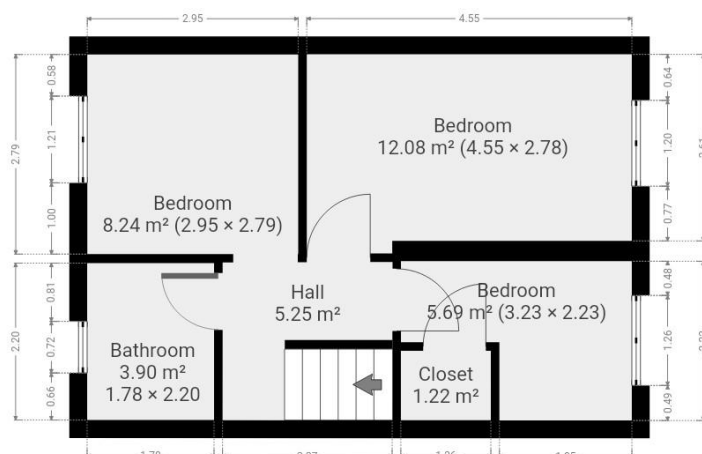
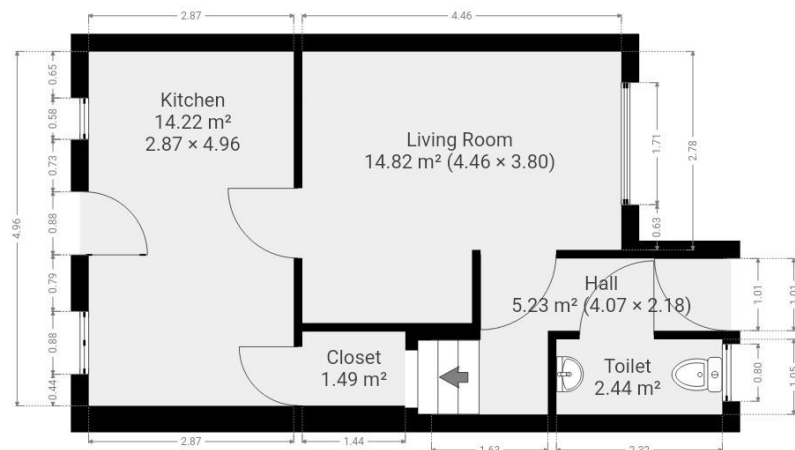
## Description

Belvoir are pleased to present to the market, this modern, three bedroom, semi detached property in the Village of Cliffe. A short distance from Selby with easy commuting in to York, Cliffe offers fantastic local amenities and the property is in close distance to a play park making it an ideal location for young families.

This property offers three bedrooms, ground floor toilet, first floor bathroom a spacious kitchen/diner and an enclosed rear garden.

This property benefits from private, driveway parking and the location on the development means that the rear of the property enjoys views over open countryside and is ideally located for dog walking. Viewing is advised.

## Floorplan



### Entrance

Entering through the front door into a hallway with vinyl flooring in grey wood effect, and freshly painted. Offers access to the ground floor toilet and the reception areas as well as stairs to the first floor.  
0.00m x 0.00m (0'0" x 0'0")

### Kitchen/Diner

A fully fitted kitchen including integrated Fridge Freezer, plumbing space for a washing machine and a recently replaced dishwasher and Electric oven.

The kitchen is made up of a range of base and wall units in wood effect laminate and dark grey, vinyl work tops. The floor is tiled.

There is ample space for a dining table and a large storage cupboard space beneath the staircase.

The kitchen benefits from lots of natural light thanks to two double glazed windows and a part glazed rear door.

4.96m x 2.87m (16'4" x 9'5")

### Bedroom Two

A double size bedroom to the rear, enjoying views of the garden and fields to the rear of the property.

2.95m x 2.79m (9'8" x 9'2")

### Bathroom

Consisting of a white suite including toilet, basin, bath with shower over and a double glazed window with obscured glass.

2.20m x 1.78m (7'2" x 5'10")

### Living Room

A spacious, L Shaped room, freshly repainted in white emulsion and gloss. Large double glazed window to the front elevation.

4.46m x 3.80m (14'7" x 12'6")

### Bedroom One

A good size double bedroom to the front elevation with double glazed window and wall mounted radiator.

4.55m x 2.78m (14'11" x 9'1")

### Bedroom Three

A single bedroom with storage cupboard above the stair void.

3.23m x 2.23m (10'7" x 7'4")

### Exterior

To the side of the property is a private, tarmac drive which will fit two vehicles. There is a gated entrance to the private, rear garden which is fully fenced and consists of a large patio area and some lawn which is finished with artificial grass.

0.00m x 0.00m (0'0" x 0'0")



# Photographs



## Map



## Notes