



Topcliffe Court

Selby, YO8 3WB

Offers Over £250,000



Beautifully presented and enjoying a sought after Selby location, this excellent three bedroom detached family home must be seen to be appreciated. The property benefits from UPVC double glazed windows, gas central heating, two UPVC double glazed conservatories, downstairs WC, attractive kitchen, lounge and dining area, main bedroom with dressing room and two further bedrooms. Separate detached garage and gardens to front and rear further enhance this attractive property. VIEWING ESSENTIAL!



Entrance lobby 6'3" (max) x 14'11" (max) (1.91m (max) x 4.57m (max))

Front door. Stairs to first floor. UPVC double glazed window.

Downstairs WC

Extractor fan. Central heating radiator. WC and wash hand basin.

Lounge 14'11" x 12'9" (4.57m x 3.91m)

Gas fire. Central heating radiator. UPVC double glazed front window. Opening to;

Dining Room 9'4" x 9'6" (2.85m x 2.9m)

Central heating radiator. Doors to:

Rear Conservatory 19'9" x 8'9" (6.03m x 2.69m)

UPVC double glazed conservatory built on a brick base with polycarbonate roof. Patio doors to garden. Central heating radiator.

Side Conservatory 14'8" x 8'10" (4.49m x 2.71m)

UPVC double glazed conservatory built on a brick base with polycarbonate roof. Power supply. (Currently used as a gym).

Kitchen 10'0" x 9'2" (3.07m x 2.8m)

Fitted kitchen comprising wall and base units with worktop surfaces and tiled splashbacks. Sink unit with tap. Integral dishwasher. Plumbing for washing machine. Electric oven and gas hob. Ideal central heating boiler. Tiled walls. Understairs cupboard with burglar alarm panel.

Staircase to Landing

UPVC double glazed side window. Central heating radiator. Loft access, boarded out with loft ladder.

Bathroom 7'0" x 6'2" (2.14m x 1.89m)

Fully tiled bathroom with white suite comprising: bath with shower fitment to taps, WC and wash hand basin. UPVC double glazed rear window.

Bedroom 1 15'3" (max) x 10'4" (max) (4.65m (max) x 3.15m (max))

Walk-in wardrobe. UPVC double glazed front window. Central heating radiator.

Bedroom 2 12'9" x 9'6" (3.9m x 2.91m)

UPVC double glazed rear window. Central heating radiator.

Bedroom 3 10'7" (max) x 9'0" (max) (3.25m (max) x 2.75m (max))

UPVC double glazed front window. Central heating radiator. Linen cupboard housing hot water tank.

Garage

Single garage with power and light.

Outside - front

Lawned front garden.

Outside - rear

Separate garage to the rear. Parking space in front of garage. Pedestrian gate into rear garden. Fully enclosed lawned garden with wooden shed.

General information

Burglar alarm system.

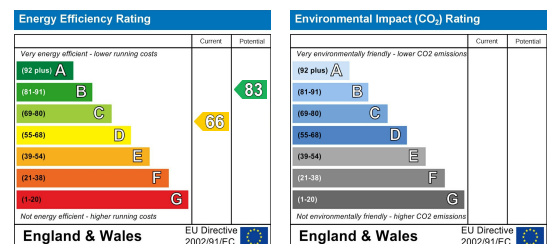
Area Map



Floor Plans



Energy Efficiency Graph



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