



12 Tate Close, Wistow, YO8 3YW

Beautiful DETACHED bungalow ****OFFERS IN THE REGION OF £240,000****
CHAIN FREE detached bungalow ready for a new owner, in a superb location in the heart of this glorious sought after village with an eclectic mix of superb amenities from the village pub, primary school, to the sports hall and community groups.....

The property briefly comprises side and front entrance doors, excellent length driveway parking leading to a single detached garage with up and over door, kitchen diner, lounge, 2 double bedrooms and a modern shower room.

£240,000

- ****OFFERS IN THE REGION OF £240,000****
- 2-Bed Detached Bungalow
- Gardens Front and Rear
- Detached Garage + Off Street Parking
- Lovely Cul-De-Sac Setting
- Highly Sought After Village Location
- Gas Central Heating
- Good Sized Kitchen
- Great Local Dog Walks
- Great Village Community and Amenities

Tate Close, Wistow, Selby, YO8

Approximate Area = 670 sq ft / 62.2 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 818 sq ft / 75.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Keith Taylor Estate Agents. REF: 1063230

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		56	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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