



Oxen Lane

Cliffe, YO8 6NS

Offers In The Region Of £340,000



PRICE REDUCTION - WAS ORIGINALLY £360,000 - NOW OFFERS IN THE REGION OF £340,000
Executive 4 bedroom Family Home with Double Garage/Workshop and SOUTH FACING rear garden.

A superbly presented property sitting at the end of Oxen Lane in a peaceful position overlooking playing fields and farm land.

The property briefly comprises: Entrance hall with understairs storage for coats and shoes. Modern kitchen with integrated appliances and space for a family dining table, lovely tiled floor and window to the front. Separate utility room with space for a tumble dryer and plumbing for a washing machine. Ground floor W.C. A lovely rear single-storey extension has been added to the property, creating a truly versatile teenagers' space / home office / sun room to sit and read, with french doors over the south facing rear garden.



Additional property information

The lounge has the added benefit of a multi-fuel burner and french doors to the rear garden. The dining room is currently used as a home working space but has ample room for a dining area or children's play room.

Stairs to the first floor. Master bedroom with en-suite, plus 3 further bedrooms which are all good sizes - although 'bedroom 4' has been converted into a fully fitted wardrobe room. Family bathroom. Airing cupboard on the landing space.

Council Tax Band D - North Yorkshire Council

Gas Central Heating
Fully Double Glazed
Double Garage/Workshop - Excellent roof void storage (Garage at the rear)
South facing rear garden - laid to patio and decking, external cold AND hot water taps, garden light, side gate for access and back gate to the garage and parking.
Tenure - FREEHOLD

Services - Mains drainage, gas, water and electricity.

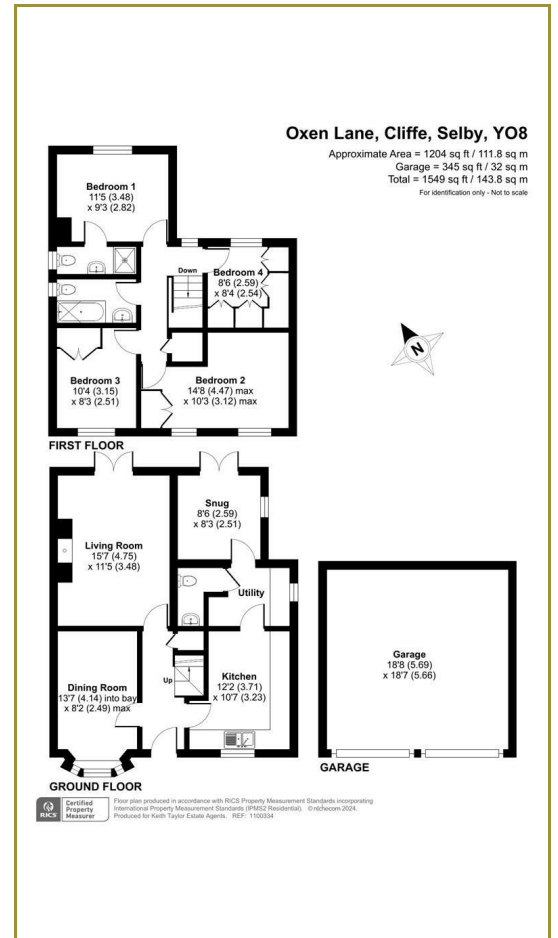
About Cliffe:

On the A63 Hull Road, Cliffe is between Selby and Howden, about 10 minutes from each - and being close to the A19, it is just half an hour from York, with easy access to the M62 J37 which gives great access to Hull. Cliffe Primary School is in the village, along with a pub and a convenience store. Close by is Skipwith Common Nature Reserve, this is a great place for nature walks!

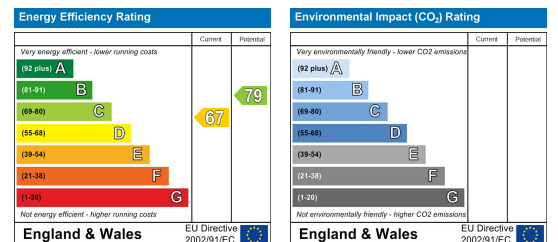
Area Map



Floor Plans



Energy Efficiency Graph



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.

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