



## 23a, Courtneys, Selby, North Yorkshire, YO8 9AD

**\*\* CHAIN FREE \*\*** Impeccably presented semi detached bungalow on a good sized corner plot, with detached garage including store with a workshop at the rear, and 2 driveways - plentiful parking!

The property briefly comprises:

Front driveway with parking for 2 family sized cars. Composite front door with side glass panels, opening into a welcoming and spacious inner entrance hall. Dining room/ bedroom 3 / hobby room etc to the side with french doors to the rear and a window to the front. Inner hallway. Storage pantry (which is great space and size) with power and light.

**£249,500**

- **\*\* CHAIN FREE \*\***
- Very Popular Location
- 2 Double Bedrooms
- Semi-Detached
- Separate Garage Store with Workshop
- 2 Driveways - One at The Front and One at The Rear
- Modern Bathroom and Kitchen
- Excellent Sized Corner Plot
- Welcoming Inner Hallway
- Utility Space/Side Garden Entrance

# Courtneys, Selby, YO8

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keith Taylor Estate Agents. REF: 1111940

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>67</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) <b>B</b>			
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