

1 Andrew House.

Selby
YO8 4HN

Offers in the region of £130,000

2 Bed Apartment



- SPACIOUS GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN / LIVING ROOM
- PRIVATE FRONT DOOR ENTRY
- TWO BEDROOMS
- MODERN BATHROOM WITH SHOWER
- WALLED COURTYARD
- TOWN CENTRE LOCATION
- OFF ROAD PARKING SPACE

Elmhirst Parker
ESTATE AGENTS



Welcome to Andrew House, a charming ground floor apartment offering an impressive 665 square feet of living space. With its own private front door, this apartment offers a sense of independence and security, making it an excellent choice for individuals or couples seeking a comfortable home. This spacious residence offers a delightful open plan kitchen and living room, perfect for both relaxation and entertaining. The design allows for a seamless flow between the cooking and living areas, creating a warm and inviting atmosphere. The good-sized walled courtyard, provides a private outdoor space where you can enjoy fresh air and sunshine. The town centre location means you will have easy access to a variety of local amenities, including shops, cafes, and transport links, ensuring that everything you need is just a short stroll away.

Front entrance door leading into:-

Entrance Hall
With doors off and and two good sized storage cupboards.

Living Room
4.77m x 3.81m (15'7" x 12'5")
Having a window to the rear elevation and french doors into the courtyard. Open plan into:-

Kitchen
2.39m x 2.74m (7'10" x 9'0")
Having a range of beech effect base and wall units and complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit. Integrated electric oven, hob and extractor and plumbing for a washing machine. Space for a tall fridge freezer. Having a window to the front elevation.

Bedroom 1
3.61m max x 2.83m (11'10" max x 9'3")
Having a window to the rear elevation and an electric heater.

Bedroom 2
2.83m x 2.43m (9'3" x 8'0")
Having a window to the rear elevation and an electric heater.

Bathroom
2.20m x 1.97m (7'3" x 6'6")
Being fully tiled and having a white suite comprising panelled bath with shower over, wc and wash hand basin inset into a vanity unit with storage beneath. Electric heater and a towel rail.

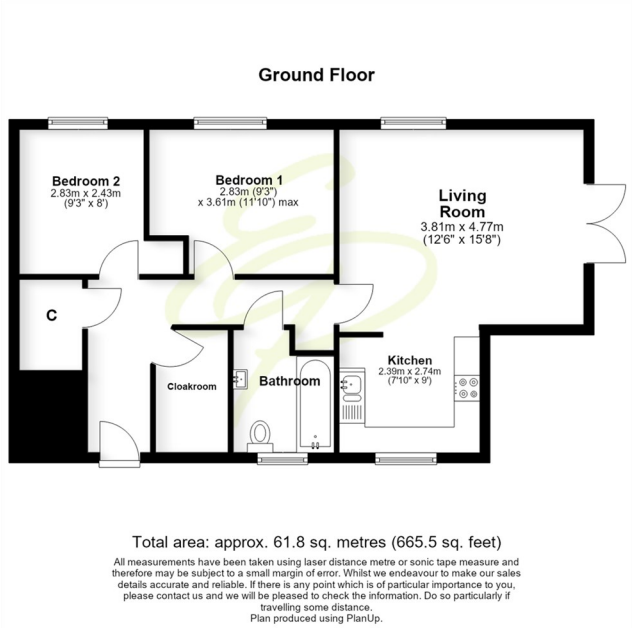
Outside
A good sized walled courtyard to the side of the property. Dedicated parking space.

Lease
The property is leasehold and there are currently 986 years remaining on the lease.

Charges
Ground Rent - £ 250 per annum
Service Charge - £ 1,436 per annum (£359 per quarter)

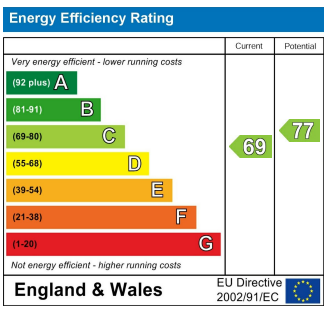
Utilities
Mains Electric
Mains Water (Not Metered)
Mains Sewerage
Mobile* 4G
Broadband* FTTP (Ultrafast)

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.



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