



**14 Sandway Drive, Camblesforth, Selby, YO8 8JX**

**£190,000**

**EPC: C**

Located in a well established residential area is this three bedroom semi detached house. The property would make a fantastic First Time Buyer Home and would also be ideal home for a young family. Offering modern fixtures and fittings, a conservatory, lounge with media wall, ground floor cloaks, summerhouse, enclosed south facing rear garden and driveway this property is a must view.

- Well presented semi detached house
- Three bedrooms
- Ideal starter home
- Great property for a young family
- Lounge with media wall
- Dining kitchen
- Conservatory
- Modern bathroom suite
- Enclosed south facing rear garden with summerhouse
- Driveway to the front

#### DESCRIPTION

This three bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

#### ENTRANCE HALL

3'5" x 7'4"

uPVC entrance door. Stair way leading to the first floor. Coving to the ceiling. One central heating radiator.

#### CLOAKS

2'5" x 5'4"

A white suite comprising a vanity wash hand basin with storage under and a low flush WC. Coving to the ceiling. One central heating radiator.

#### LOUNGE

12'4" x 14'11" max.

A media wall along one wall with cupboards and illuminated display shelves. Coving to the ceiling. Vertical radiator.

#### DINING KITCHEN

10'9" x 15'7"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with a double oven under and a stainless steel cooker hood over. Plumbing for an automatic washing machine and a dishwasher. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator. Timber glazed doors lead into the conservatory.

#### CONSERVATORY

9'11" x 14'8"

Brick base/uPVC framed conservatory with uPVC French doors that lead into the rear garden. One central heating radiator.

#### LANDING

6'2" x 8'3"

Loft access. Coving to the ceiling.

#### BEDROOM ONE

9'5" x 14'7"

To the front elevation. Fitted wardrobes along one wall with sliding mirrored doors. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

8'4" x 10'3"

To the rear elevation. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

6'11" x 6'10"

To the front elevation. Fitted wardrobe, overhead storage and drawers along on wall. Coving to the ceiling. One central heating radiator.

#### BATHROOM

9'1" x 4'10"

A modern white suite comprising a shower bath with a glass shower screen to the bath and a mains fed shower over, a wash hand basin and a low flush WC. Illuminated wall mounted bathroom cabinet. Coving to the ceiling. Chrome heated towel rail.

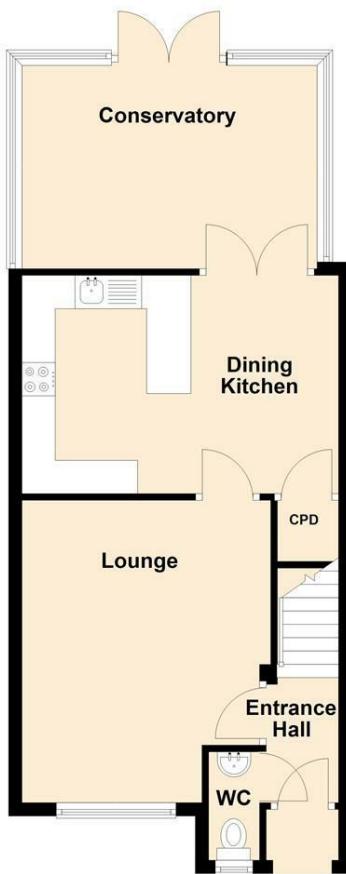
#### GARDENS

To the front there is a concrete driveway which provides off street parking and extends along the side of the property. A timber gate provides access into the rear garden. The front garden is block paved and creates extra off street parking if required. A slate chipped pathway leads to the front entrance door.

To the rear the south facing garden is fully enclosed and mainly laid to lawn with a paved seating area, brick built BBQ and a timber summerhouse.

### Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.2 sq. feet)

### First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)







