



Elmhirst
Parker
Estate Agents & Solicitors



6 Aire View

Chapel Haddlesey
YO8 8QD

Guide price
£240,000



- BEST AND FINAL OFFERS BY 5PM MONDAY 19TH JANUARY
- THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- APPROX 40 SQ. M GARGAGE/WORKSHOP
- DOUBLE PLOT
- RURAL LOCATION WITH OPEN VIEWS
- NO CHAIN
- SOLAR PANELS
- LOTS OF POTENTIAL





**** BEST AND FINAL OFFERS BY 5PM MONDAY 19TH JANUARY****

Nestled in the charming village of Chapel Haddlesey, Selby, this extended semi-detached house on Aire View presents a wonderful opportunity for those seeking a home with potential. While the property does require some modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. As you approach the house, you will be greeted by open views that enhance the tranquil atmosphere of the area. The additional garden area adjacent to the property provides ample space for outdoor activities, gardening, or simply enjoying the serene surroundings. Inside, the layout of the house is spacious, allowing for comfortable living. The extension adds valuable space, making it ideal for entertaining guests or accommodating a growing family. No chain.

UPVC entrance door leading into:-

Entrance Hall

3.02m x 2.16m (9'10" x 7'1")

With windows to three sides and stairs off to the first floor. Radiator.

Living Room

5.67m x 3.27m (18'7" x 10'9")

Having a window to the front elevation and a fireplace housing a gas fire. Radiator. Double doors into:-

Sitting Room

4.37m x 3.65m (14'4" x 11'11")

Having a window to the rear elevation and glazed french doors into rear garden. Door into:-

Cloakroom/Utility

Having a door into the rear garden. A separate wc with a wash hand basin and a window to the side elevation.

Kitchen

3.91m x 3.09m (12'10" x 10'2")

Having a good range of base and wall units and a large free standing gas rangemaster. Plumbing for automatic washing machine. A window to the side elevation.

Landing

Storage cupboard with rooms off and window to side elevation. Loft access hatch with fitted ladder.

Bathroom

Having a white suite consisting of panelled bath with shower over, pedestal sink and wc. Partly tiled and window to side elevation.

Bedroom 1

3.28m x 3.49m (10'9" x 11'5")

Being of a double size with a window to front elevation. Fitted wardrobes and storage to one wall. Radiator.



Bedroom 2

2.32m x 4.09m (7'7" x 13'5")

Having a window to the rear elevation. Fitted wardrobe. Radiator.

Bedroom 3

2.21m x 2.87m (7'3" x 9'5")

Having a window to the front elevation and a radiator.

Outside

There are gardens to the front and rear of the property. In addition there is a large additional garden area to the side which is enclosed and laid mainly to lawn.

Garage/workshop

approx 4.65m x 9.09m (approx 15'3" x 29'10")

Up and over main door, with window and personal door on one side.

Utilities

Mains Electric

Mains Water (Not metered)

Mains Sewerage

Oil central heating.

Photovoltaic Solar panels.

Mobile -4G

Broadband -Standard

Note

The sale of this property is subject to the receipt of a grant of probate.

Solar Panels



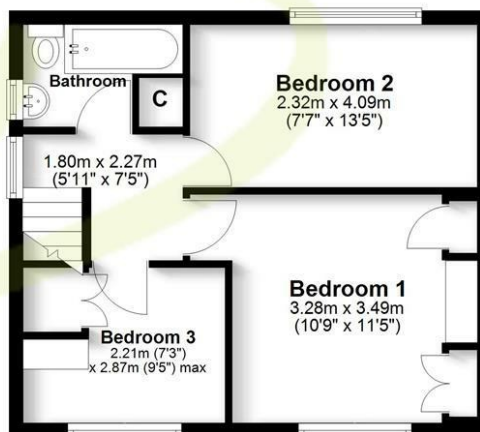
Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 95.8 sq. metres (1030.6 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.

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		
EU Directive 2002/91/EC		

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