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# 49 The Ruddings

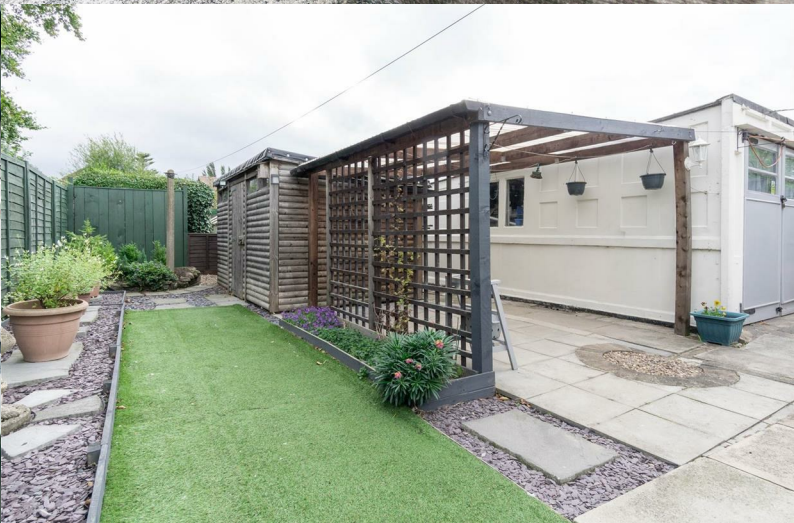
Selby  
YO8 9AG

Offers in the region of  
£250,000



- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- CONSERVATORY
- MODERN KITCHEN AND BATHROOM
- EASY ACCESS TO THE TOWN CENTRE
- LARGER THAN AVERAGE PLOT
- ATTRACTIVE REAR GARDEN
- DRIVEWAY WITH AMPLE PARKING
- SOUGHT AFTER RESIDENTIAL LOCATION





Nestled in the charming area of The Ruddings, Selby, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a conservatory, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings and the bathroom has also been tastefully updated, ensuring a fresh and inviting space. Surrounding the bungalow, you will find established gardens that offer a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The property is conveniently located close to the town centre, providing easy access to local amenities, shops, and transport links.

PVCu side entrance door with storm porch over leading into:-

#### Kitchen / Dining Area

4.50m x 2.66m (14'9" x 8'9")

A range of modern high gloss base and wall units in grey. Space for a washing machine and a dishwasher. Integrated tall fridge freezer and composite sink unit with mixer tap over. Side entrance door and windows to the front and side elevations. Radiator. Door to:

#### Living Room

4.72m x 3.96m (15'6" x 13'0")

Window to the front elevation, central chimney breast with fitted electric fire. Radiator. Door to:

#### Inner Hall

With doors off and pull down ladder for loft access.

#### Bedroom 1

4.12m x 2.97m (13'6" x 9'9")

A double room with a range of fitted wardrobes and furniture. Radiator. Patio door leading to the rear elevation.

#### Bathroom

2.66m x 1.8m (8'8" x 5'10")

Predominantly tiled bathroom with vanity sink unit and storage under. Bath with electric shower over and wc. Window to the side elevation.

#### Bedroom 3

2.41m x 2.66m (7'11" x 8'9")

Window to the side elevation and a radiator.



## Bedroom 2

3.23m x 3.65m (10'7" x 12'0")

Currently used as a dining room. Two side windows and a radiator. PVCu glazed door to:

### Conservatory

Glazed conservatory with doors to rear. Radiator.

### Outside

The property sits in well established gardens. A pebbled area and driveway at the front provide ample off road parking. Gated access to the side leads to the detached garage and rear garden. This has a lawned area along with paved patio areas with a pergola over. There are also raised planters and a garden shed.

### Utilities

Mains Electric

Mains Gas

Mains Water (metered)

Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)



## Ground Floor

Approx. 77.8 sq. metres (837.6 sq. feet)



Total area: approx. 77.8 sq. metres (837.6 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	65	74
(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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