



**Blacksmiths Court, Cliffe, Selby**

Offers Over £260,000

**Stephensons**  
estate agents & chartered surveyors



## Blacksmiths Court, Selby YO8 6RT

Est. 1871

Offers Over £260,000

A modern family property providing versatile living accommodation in the popular village of Cliffe. This well-presented home is perfect for couples, families and professionals and sits in a peaceful yet well-connected residential area. The property has the added benefit of solar panels to the rear.

The property is entered via a welcoming entrance hallway, with internal doors providing access to the ground floor accommodation. To the front of the home is a spacious living room, enhanced by a box bay window which floods the space with natural light. The lounge features attractive wood-effect flooring and a striking entertainment wall with a built-in electric fire, creating a warm and inviting focal point.

Sitting at the rear of the property is a stylish open plan kitchen/dining room, providing a perfect space for dining and entertaining. The kitchen itself comprises a range of grey fitted wall and base units with wood effect work surfaces and integrated appliances including oven, fridge/freezer, dishwasher and electric hob with extractor hood over. Completing the ground floor accommodation is a convenient WC and useful under-the-stairs storage cupboard.

Elevating to the first floor of the home, there are three bedrooms including a master bedroom with modern en-suite shower room, a well-proportioned second bedroom, and a smaller third bedroom, perfect for a child's bedroom or home office. A contemporary family bathroom features a panel bath





with shower over, low flush WC and fitted vanity unit with hand wash basin and heated towel rail.

Externally, the property benefits from having a low-maintenance gravelled front with driveway leading to the garage, which has lighting and power with a roller door. The rear garden is mainly laid to lawn, with a paved patio area, perfect for enjoying in the warmer months. Accessible from a side gate or patio doors opening from the kitchen, there is also a side door from the garden into the garage. The property benefits from having solar panels to the rear, making the home more energy efficient.

Situated in the charming and sought-after village of Cliffe, the property has scenic surroundings and convenient local amenities, ideal for families and professionals. With easy access to Selby town centre, transport links, and nearby schools, Cliffe perfectly balances village charm with modern convenience.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected. Added benefit of solar panels.

Broadband Coverage: Up to 1800\* Mbps download speed

EPC Rating: 83 (B)

Council Tax: C - Selby

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing..

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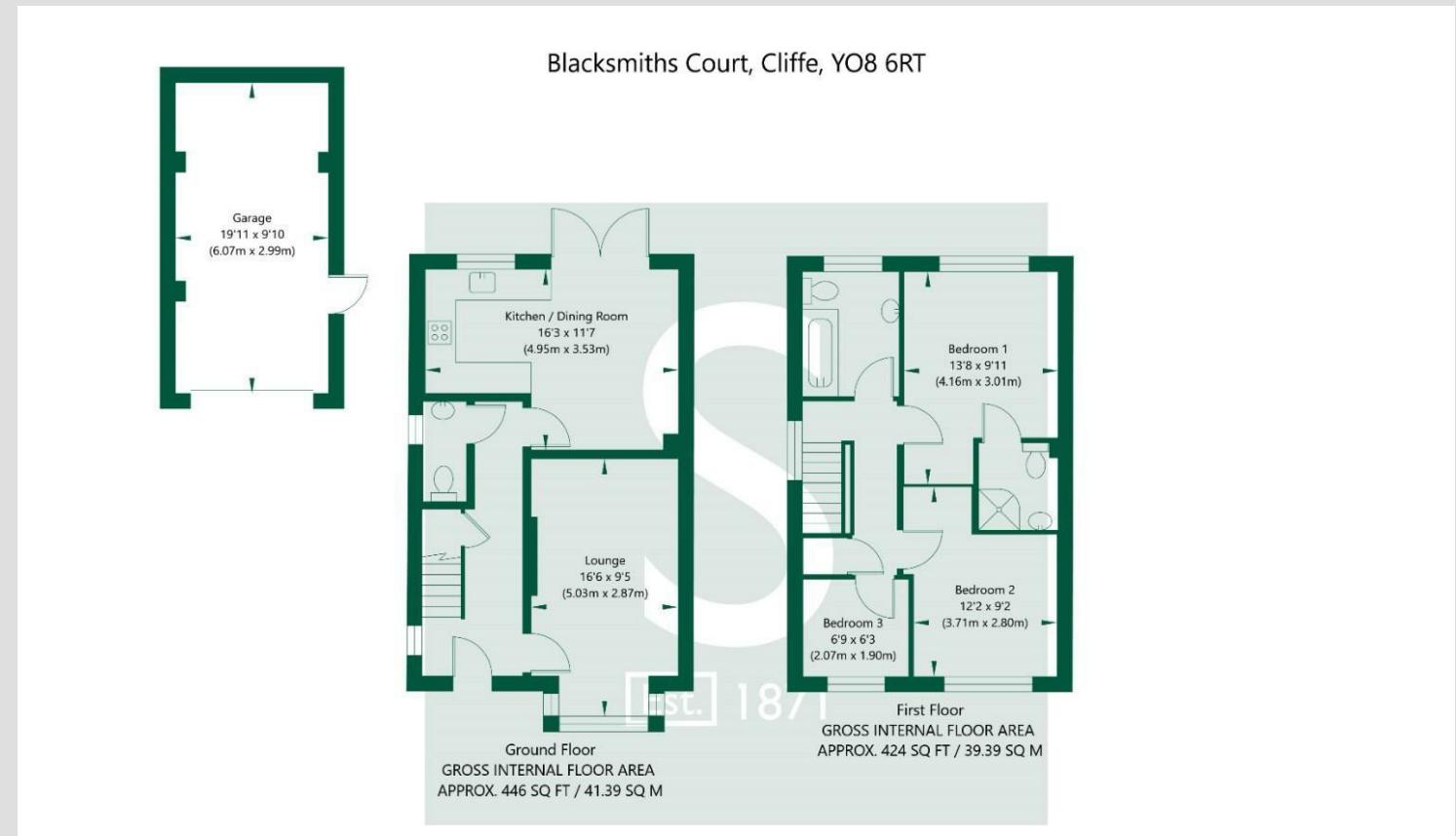
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 870 SQ FT / 80.78 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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