

Thatch Close, Selby

£290,000

Stephensons
estate agents & chartered surveyors

Thatch Close, Selby YO8 9DB

Est. 1871

£290,000

Occupying a generous corner plot within a well-established and highly regarded residential area, this spacious detached bungalow is offered for sale with the benefit of no onward chain.



The property extends to approximately 965 sq.ft. and is entered via a uPVC front door into a welcoming entrance hallway, which provides access to the entire accommodation. The bungalow offers well-proportioned living space throughout, comprising a generous L-shaped sitting room, fitted kitchen, three double bedrooms and a modern house bathroom.

The principal reception room extends to approximately 344 sq.ft., providing ample space for both lounge and dining furniture. Positioned centrally is an attractive fireplace incorporating a gas fire, whilst a pair of French doors open directly onto the enclosed rear garden, creating an excellent connection between the indoor and outdoor living space. A large bay window to the side elevation allows plenty of natural light into the room.





Situated adjacent to the lounge, the kitchen is fitted with a range of wall and base units arranged to three sides, incorporating a black sink unit with mixer tap. There is space and plumbing for a range of white goods, together with provisions for laundry appliances. The kitchen benefits from dual aspect windows overlooking the rear garden, an internal door leading into the garage, and a further external door providing direct access to the garden.

The principal bedroom is positioned to the front of the property and enjoys approximately 155 sq.ft. of accommodation, complemented by a

Tenure: Freehold
Services/Utilities: Mains Gas, Mains Electricity, Water and Drainage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: 67 (D)
Council Tax: North Yorkshire Council Band D
Current Planning Permission: No current valid planning permissions
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.











large double glazed window. There are two further double bedrooms, each benefiting from a double glazed window and central heating radiator.

The accommodation is completed by a modern house bathroom, fitted with a panelled bath incorporating a shower over, pedestal wash hand basin and low flush WC. Additional features include a heated towel rail, tiled splashbacks and a frosted double glazed window.

Externally, the bungalow occupies an impressive corner position on the ever-popular Thatch Close, a well-regarded residential location situated within approximately a 15-minute walk of Selby town centre and its wide range of amenities.

The front garden wraps around both the front and side elevations, creating an attractive setting for the property. A tarmac driveway provides off-street parking for two vehicles and leads to the attached garage.

The enclosed rear garden has been designed with ease of maintenance in mind, being predominantly laid with artificial lawn and enclosed by timber fencing. A paved patio sits immediately outside the French doors from the lounge, whilst a pathway extends around the side of the property, providing useful storage space and access to the area currently used for refuse bins.

The attached garage is accessed via a manual up-and-over door and benefits from power and lighting, whilst also housing the central heating boiler. There is a loft hatch with a pull down ladder with further scope and potential for conversion subject to planning permission and approval.

The property presents an excellent opportunity for purchasers seeking a spacious bungalow in a desirable location. Whilst it has been well maintained, it would benefit from a programme of cosmetic modernisation, allowing buyers to update the property to their own taste and requirements.

Offered for sale with no onward chain, early viewing is strongly recommended and is strictly by appointment only.

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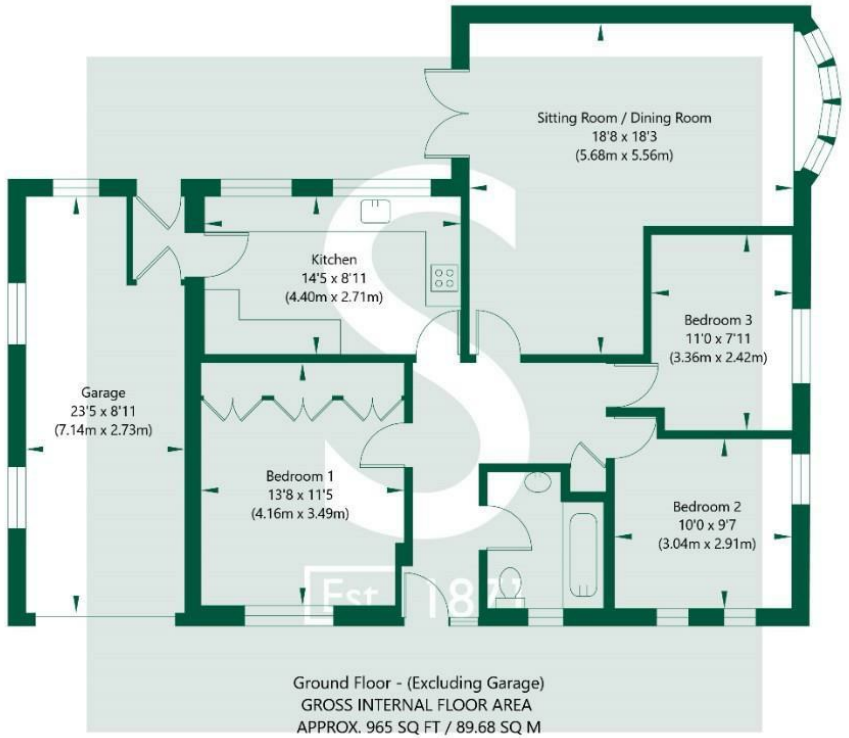
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 965 SQ FT / 89.68 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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