



5 Topcliffe Court
Selby, YO8 3WB
£175,000



NO ONWARD CHAIN!

A modern two-bedroom semi-detached house on this quiet residential cul-de-sac with good sized rear garden just off Bondgate and close to Selby Community Woodland.

This well cared for property is offered with vacant possession. The bright and spacious living accommodation comprises: entrance hallway, 19' lounge/dining room, kitchen, first floor landing, two first floor double bedrooms and three piece house bathroom suite.

To the outside is a front driveway, providing off street parking and the potential for electric car charging, leading to a good sized rear lawned garden with Indian stone paving and timber storage shed. An accompanied viewing is strongly recommended.

Entrance Hallway

Entrance door, door to lounge/dining room,

Sitting/Dining Room

19'9" x 11'6" (6.02m x 3.51m)

Double glazed window to front, radiator, carpet, power points, understairs cupboard, stairs to first floor

Kitchen

11'6" x 7'7" (3.51m x 2.31m)

Fitted wall and base units with counter top, sink and draining board with mixer tap, gas hob, electric oven, carpeted floor, power points, window to rear, door to rear

First Floor Landing

Carpeted floor, door to:

Bedroom 1

11'6" x 9'7" (3.51m x 2.92m)

Window to front, radiator, carpet, power points

Bedroom 2

11'6" x 10'10" (3.51m x 3.30m)

Window to rear, carpets, radiator, power points





Bathroom

6'9 x 5'9" (2.06m x 1.75m)

Window to side, panelled bath with mixer shower tap, low level w.c., wash handbasin, radiator,, tiled walls, vinyl flooring

Outside

Front lawn, long driveway, rear paved patio, lawned garden, timber storage shed, timber fenced boundary

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



Ground Floor
321 sq.ft. (29.8 sq.m.) approx.

1st Floor
314 sq.ft. (29.1 sq.m.) approx.

TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	87
England & Wales	EU Directive 2002/91/EC	

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