





£125,000

Recreation Road
Selby
YO8 5AL

EPC Rating 'D'



ENTRANCE LOBBY

Having a PVCu double glazed front entrance door with obscure glazed panel and single panel central heating radiator. Staircase to the first floor accommodation, wood effect laminate flooring and fire alarm to the ceiling.

LOUNGE

13' 11" x 12' 9" (4.25m x 3.91m)
maximum measurements.

Having a PVCu double glazed window to the front elevation, wood effect laminate flooring and double panel central heating radiator. Feature fireplace with modern electric fan heater set and attractive metallic tile hearth. Under stairs storage cupboard with original stripped door, quarry tiled floor and light. Ceiling rose, coving and television point. Oak framed, glass panel French doors to dining kitchen.

DINING KITCHEN

11' 10" x 9' 7" (3.62m x 2.93m)
plus 2.07m x 1.64m

Having a modern range of fitted wall and floor units incorporating base drawer unit, end displays and under unit lighting. Co-ordinating laminate work surfaces with attractive tiled splash backs. Built-in cooking facilities include an Indesit electric oven with brushed chrome trim, four ring electric ceramic hob and brushed chrome/glass cooker hood/light over. Space for fridge/freezer and dining furniture. Black slate effect tiled floor and central heating radiator.

Separate utilities area with one and a half bowl single drainer sink unit in white with mixer tap over, plumbing for an automatic washing machine and dishwasher and

space for tumble drier. Central heating radiator and two PVCu double glazed windows to the rear.

Squared arch to rear entrance lobby.

REAR ENTRANCE LOBBY

Having a PVCu obscure, double glazed rear entrance door and door off to bathroom.

BATHROOM

Modern white suite comprising shaped bath with mono tap and glass shower screen. Pedestal wash hand basin and w.c. Fully tiled walls in white with inset mosaic tile and obscure PVCu double glazed window to the rear elevation and tiled flooring. Single panel central heating radiator.

FIRST FLOOR LANDING

Having an access hatch to the loft and doors off to the bedrooms.

MASTER BEDROOM

12' 9" x 13' 10" (3.91m x 4.23m)
maximum measurements.

Having a PVCu double glazed window to the front elevation, double panel central heating radiator and coving to the ceiling. Original door to walk-in wardrobe measuring 1.60m x 0.83m and having a PVCu double glazed window to the front elevation.

BEDROOM TWO

12' 0" x 8' 8" (3.68m x 2.65m)
Having a PVCu double glazed window to the rear elevation, double panel central heating radiator and coving to the ceiling. Wall mounted gas fired central heating boiler.

BEDROOM THREE

8' 5" x 6' 11" (2.59m x 2.12m)

Having a PVCu double glazed window to the rear elevation, double panel central heating radiator and coving to the ceiling.

OUTSIDE

To the front of the property is an enclosed forecourt garden with brick boundary walls and pedestrian access gate. Steps to the front entrance door.

To the rear of the property is an attractive paved patio area with raised timber decked seating area. Outside security light, water tap and garden shed. Timber fencing and pedestrian access gate leading to the paved parking area for two vehicles.

DISCLAIMER: These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. All measurements are approximate.

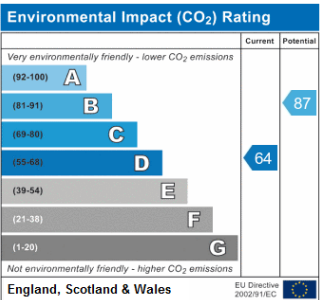
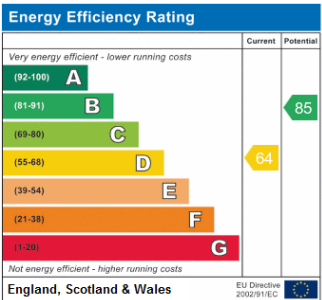
Heating And Appliances - The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by JP Harll

Buyer's are advised to check the Environment Agency Website for an indication of flood risk in the area.
<https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Tenure: Freehold

Council Tax Band: Tax band A

Local Authority: Selby District Council



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