



5 KITCHEN GARDENS

SELBY YO8 8FZ

JP HARLL



Stepping over the threshold into the entrance hall you will be surprised to find how spacious this family home really is.

With a turning staircase leading to the first-floor accommodation and a generous under-stairs storage cupboard and doors leading off to the Lounge, Dining Area, Kitchen and Study.

The Lounge has a window to the front elevation and French doors leading into the rear garden.

The Study could potentially be used as a ground floor playroom or a separate T.V. room and also has a window to the front elevation.



The 'L' shaped, open-plan Kitchen/Dining/Family Room has the benefit of French doors leading out onto the rear patio and a window to the rear elevation. There is enough space for both a dining table and other furniture. For instance; a sofa for watching T.V., a bookcase or units. The Kitchen area has a range of fitted wall and base units in a pale Mushroom finish with co-ordinating Laminate work-surfaces. Built-in cooking facilities include a double Electric oven with four ring Gas hob and cooker hood/light over. There is an Integrated Dishwasher and a one and a half bowl, single drainer sink unit with mixer tap over, set beneath the window to the side elevation. Spotlights to the ceiling and a door off to the Utility Room.

The Utility has a single drainer sink unit with mixer tap over, a window to the side elevation, personnel door leading into the attached double garage and a door to the ground floor cloaks/W.C.



Upstairs, you will find a generous Galleried landing.

A 'luxury size' Master Bedroom with twin Dormer windows situated above the double garage along with a spacious En-suite bathroom with separate shower cubicle.

Bedroom Two is situated above the Lounge and shares a 'Jack and Jill' En-suite shower room with Bedroom Three.

Bedroom Four is next to the Family Bathroom, whilst Bedroom Five is to the front of the property.

The Bathroom has a modern white suite with attractive part-tiled walls.

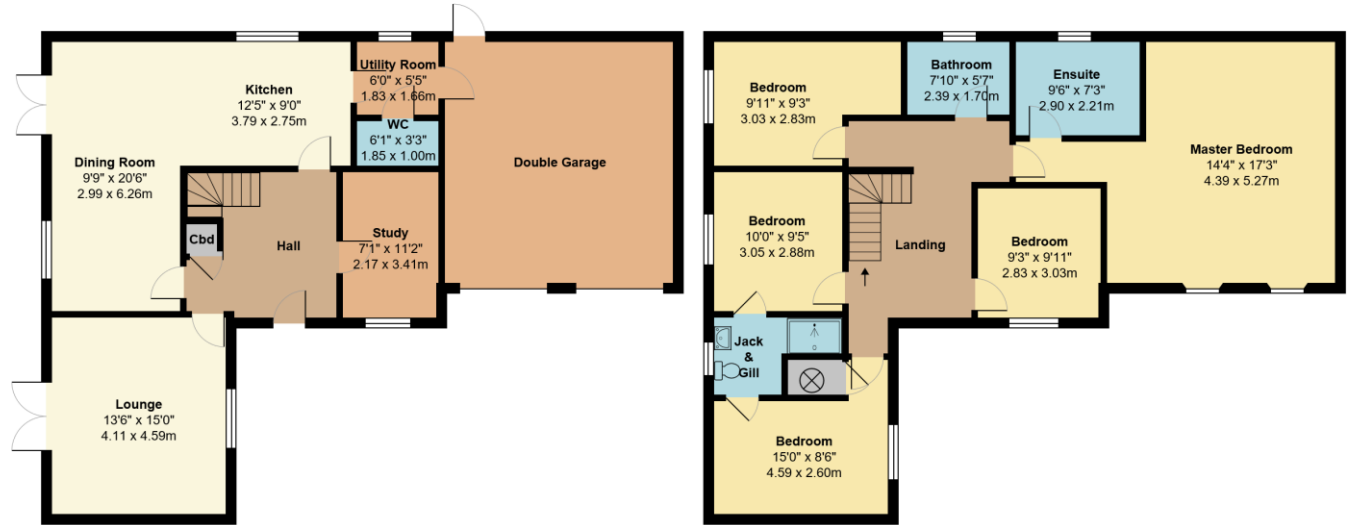




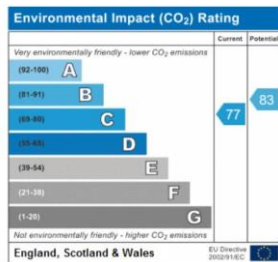
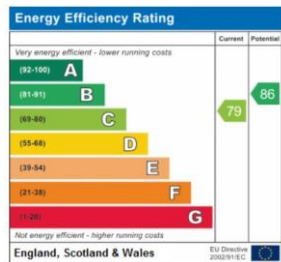
Outside: The property is situated in the right-hand corner at the top of the cul-de-sac and has a double driveway leading to the Integral Garage. There is a small area of lawn and one of grey slate chippings, providing a relatively low maintenance front.

To the rear of the property is an enclosed garden space of irregular shape with high level timber panel fencing. Mainly laid to lawn and with a generous paved patio area. There is a timber framed greenhouse, store and garden shed.

This 'family' sized spacious home is chain-free and looking for a new family to show it some love.



All measurements are approximate and for display purposes only



24 Finkle Street, Selby, North Yorkshire YO8 4DS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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