



# Rowan Court Selby YO8 8RU

£185,000

- Modern Detached House
- Three Bedrooms
- Quality Fitted Wardrobes
- En Suite Shower Room
- Kitchen With Appliances
- 3 Reception Rooms
- Enclosed Rear Gardens
- EPC Rating C



91 Pasture Road    **T. 01405 780 666**  
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Registered in England No 8047217 Registered Office: Suite One,  
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### PROPERTY SUMMARY

Housesetc Selby- well presented modern link-detached house enjoys a cul de sac position on the popular Charles Church 'Staynor Manor' development. The property boasts Upvc DG, gas CH, solid oak internal doors, security alarm system, enclosed rear garden and partial converted garage. The living accommodation comprises to the groundfloor, entrance hallway, groundfloor cloakroom, spacious lounge, dining room, modern fitted kitchen with appliances and playroom (formerly garage). To the first floor a 3 bedrooms, all with fitted 'Hammond' wardrobes, stylish en suite shower room and modern house bathroom. Viewing advised.

### ENTRANCE

Timber effect front entrance door with double glazed insert leads into

### ENTRANCE HALLWAY

Benefitting from coving to the ceiling, central heating radiator, good quality tiled flooring, Upvc double glazed Georgian style window to the side, stairs rising to first floor accommodation and internal doors leading off.

### WC 5' 6" x 4' 2"max (1.68m x 1.27m)

Useful ground floor WC fitted with good quality white suite comprising contemporary square pedestal wash hand basin with mixer tap and co ordinating splash back tiling to dado rail height, dual low level flush WC, central heating radiator, Upvc double glazed Georgian style opaque window to the front.

### LOUNGE 17' 1"max x 11' 7" max(5.21m x 3.53m)

With ornamental box style fire surround housing contemporary electric fire with pebbled insert and stainless steel back, coving to the ceiling, ceiling mounted spotlight, smoke alarm, two central heating radiators, door to useful

under stairs storage cupboard, Upvc double glazed Georgian style window to the front and internal oak double doors with glazed inserts leads into

### DINING ROOM 12' 2" x 8' 3" (3.71m x 2.51m)

With good quality tile flooring incorporating mosaic inserts, contemporary ceiling mounted light, central heating radiator and Upvc double glazed double doors opening to the rear with opening leading into

### KITCHEN 12' 2" x 6' 8" (3.71m x 2.03m)

Fully fitted modern kitchen with a good variety of wall and base units finished in oak effect, marble effect food preparation surfaces and co ordinating splash backs, 1&1/2 bowl stainless steel sink with mixer tap, integrated washing machine, slim line dishwasher, larder style fridge freezer and Siemens free standing six ring gas hob and electric oven with stainless steel splash back and matching chimney style cooker hood above. Integrated wine rack, electric kick space heating, recess ceiling spotlights, tile effect flooring and Upvc double glazed window with fitted roller blind over looking the garden.

### PLAYROOM(FORMALLY GARAGE) 9' 8" x 8' 3" (2.95m x 2.51m)

Fitted with good quality oak effect laminate wood flooring, contemporary vertical central heating radiator, recess ceiling spotlights, wall mounted gas central heating boiler, Upvc double glazed window to the rear with fitted wooden blind.

### FIRST FLOOR ACCOMODATION

### STAIRS AND LANDING

Turning staircase with painted timber handrail leads to

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landing with painted timber spindles and polished timber balustrade above, smoke alarm, access to roof void, central heating radiator, shelved storage cupboard containing high pressure hot water cylinder and Upvc double glazed Georgian style window to the side.

**BEDROOM ONE 12' 3" max x 11' 6" max (3.73m x 3.51m)**

With a range of fitted Hammonds wardrobes finished in beech effect including both hanging space and storage shelving, central heating radiator, Upvc double glazed Georgian style window fitted with wooden venetian blinds to the front, internal door leads into

**EN SUITE 7' 9" max x 5' 8" max (2.36m x 1.73m)**

Modern en suite shower room with high quality ceramic tiled walls to dado rail height fitted with white ideal standard suite comprising rectangular pedestal wash hand basin with contemporary style mixer tap, dual low level flush WC, independent step in tiled shower cubicle with mains fed shower. Stainless steel ladder style towel radiator, electric shaver point and Upvc double glazed opaque Georgian style window to the front.

**BEDROOM TWO 11' 4" x 8' 1" (3.45m x 2.46m)**

With Hammond fitted triple wardrobe with hanging rail and storage shelving, central heating radiator, Upvc double glazed Georgian style window with fitted wooden venetian blinds to the rear.

**BEDROOM THREE 9' 1" max x 6' 10" (2.77m x 2.08m)**

With fitted double Hammonds wardrobe with hanging rail and storage shelving, central heating radiator and Upvc double glazed window to the rear with fitted wooden blind to the rear.

**BATHROOM 5' 5" x 8' 0" (1.65m x 2.44m)**

With ceramic tiled walls to dado rail height and quality Ideal standard suite comprising rectangular wash hand basin with mixer tap, dual low level flush WC, panelled bath with mixer tap fitted mains fed shower and shower screen, stainless steel ladder style towel radiator and Upvc double glazed opaque Georgian style window to the side.

**EXTERNAL**

**FRONT**

To the front of the property is approached via a block paved cul-de sac leading to driveway providing off street parking and further leading to store room (formally garage) having the benefit of power and light connected and accessed via up and over door and paved walkway leading to front door with storm porch and courtesy lighting.

**REAR**

To the rear of the property is a fully enclosed south facing rear garden with good quality perimeter fencing, stone paved patio area with step down to mature lawned garden, to the right hand side is a pebbled area with substantial timber storage shed having the benefit of both power and light connected, outside cold water supply and outside power point.

**TENURE**

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

**HEATING & APPLIANCES**

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

**LOCATION**

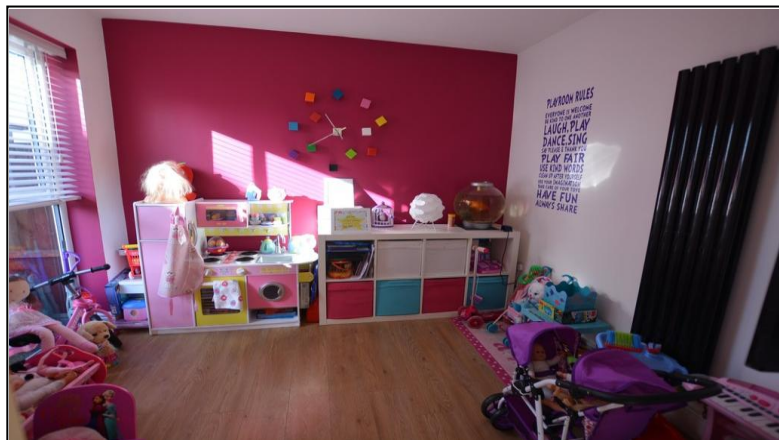
From Selby bus station on Park Street head down Bawtry Road over the railway bridges, straight over the first roundabout taking the second turning on the left onto Cedar Road then take the first right onto Sycamore Mews then right onto into Rowan Court where you will find the property situated on the left and can be identified by our Housesetc for sale board.

**AGENTS NOTES**

As stated under the Estate Agents Act 1974 section 21 Housesetc wish to inform you that the owner of this property is an employee with Housesetc.

Council Tax: C

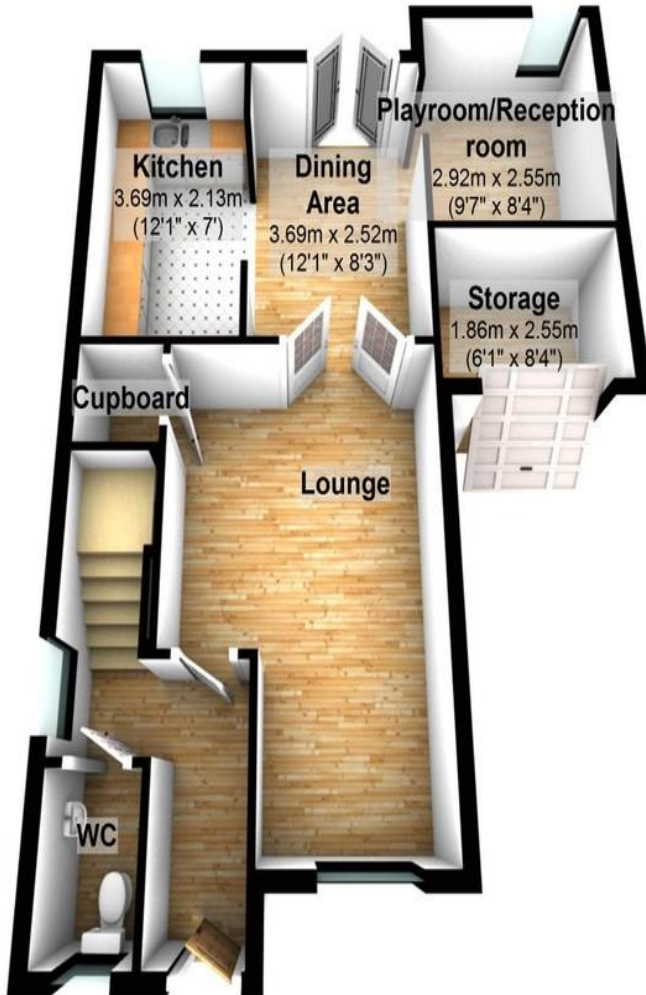




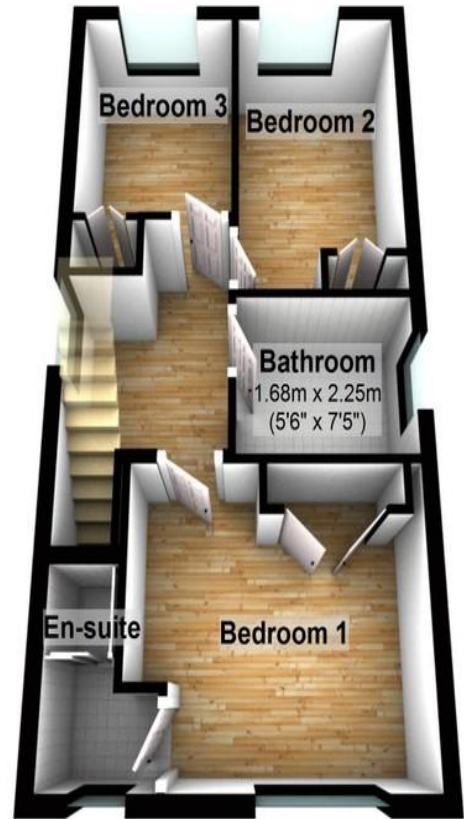
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Ground Floor



First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

