



Hutchinson Street Selby YO8 4DG

£105,000

- Semi Detached House
- 3 Good Sized Bedrooms
- Shaker Style Kitchen
- White Bath Suite
- Upvc DG & Gas Combi
- Parking & Gardens
- No Onward Chain
- EPC Rating D



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PROPERTY SUMMARY Housesetc Selby- Available with no onward chain and benefiting from gas combi boiler, Upvc DG, off street parking and enclosed rear garden. Accommodation comprises: entrance lobby, lounge, modern fitted kitchen with cooking appliances, rear hallway and bathroom. To the first floor are 3 good sized bedrooms.

ENTRANCE

Upvc front entrance door with double glazed opaque stained and leaded glass insert leads into

ENTRANCE LOBBY

With fitted laminate wood flooring, coving to the ceiling, cloak hanging, smoke alarm, stairs rising to first floor accommodation and natural stained timber door leading off.

LOUNGE 11' 0"max x 13' 6"max 3.35m x 4.11m) With contemporary recessed gas fire with pebbled inserts and brushed chrome style surround, laminate style wood flooring running through from entrance lobby, dado rail, central heating radiator, Upvc double glazed window over looks the front and internal timber door leads into

KITCHEN

 11' 5" x 11' 0" (3.48m x 3.35m)

Fitted with a good variety of shaker style wall and base display units finished in beech effect with brushed chrome T-bar door and drawer furniture, marble effect food preparation surfaces and co-ordinating splash back tiling, integrated electric oven and four gas hob with stainless steel chimney style extractor hood above, good quality tiled flooring, plumbing for automatic washing machine, space for dryer, concealed wall mounted gas combination boiler, central heating radiator, Upvc double glazed window to the rear, archway leads to

HALLWAY

With tiled flooring, natural timber door leads into useful under stairs storage cupboard, Upvc side entrance door with double glazed opaque inserts and internal natural door leads into

BATHROOM

 7' 0" x 5' 7" (2.13m x 1.7m)

Fitted with white suite comprising of panelled bath with mixer tap and co-ordinating ceramic splash back tiling, pedestal wash hand basin, low level flush WC, tiled flooring, central heating radiator, coving to the ceiling, electric extractor fan, Upvc double glazed opaque window to the side.

FIRST FLOOR ACCOMODATION

STAIRS & LANDING

Carpeted stairs with painted timber hand rail leads to split level landing with central heating radiator, access to roof void, smoke alarm, Upvc double glazed window to the side and natural timber doors leading off.

BEDROOM ONE

 11' 0" x 13' 7" (3.35m x 4.14m)

With fitted laminate wood flooring, picture rail, central heating radiator, double timber doors leading to walk-in wardrobe providing both hanging rails and storage shelving, Upvc double glazed window to the front.

BEDROOM TWO

 10' 2" x 8' 0" (3.1m x 2.44m)

Fitted laminate wood flooring, solid block work bench, central heating radiator, secure storage cupboard and Upvc double glazed window to the rear.

BEDROOM THREE

 7' 1" x 8' 10" (2.16m x 2.69m)

Benefits from picture rail, double central heating radiator, Upvc double glazed window to the rear.

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FRONT

To the front of the property is a good quality timber perimeter fencing with concrete posts and double timber gates providing vehicular excess to off street parking with space for two cars, step up and storm porch to front door.

REAR

To the rear is a fully enclosed and mature garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards.

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 Abbey head towards Leeds Road, once at the traffic lights at the top of Gowthorpe turn right onto Scott Road, over the first round about then turn left at the second mini round about onto Flaxley Road. Head down Flaxley Road and turn right onto Charles Street then immediately right again onto Hutchinson Street where the property is on the right and can be identified by our Housesetc for sale board.

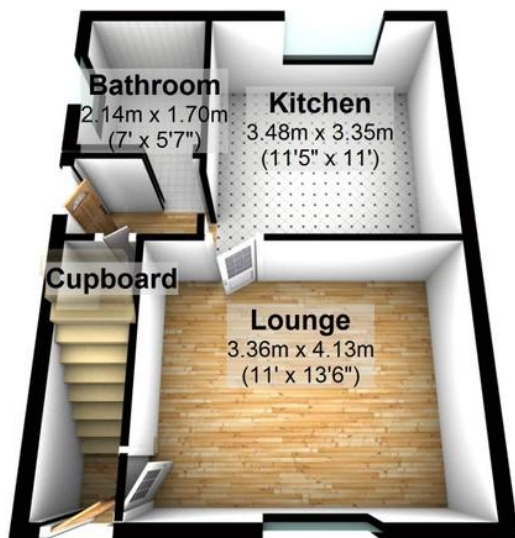
Council Tax: A





Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



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

