



Ouse Bank
Selby
YO8 5AY

£350,000

- Individual Detached House
- Extensive Private Gardens
- Four Bedrooms
- En Suite & Balcony
- 3 Reception Rooms
- Garage & Workshop
- No Onward Chain
- EPC Rating E



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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Beautifully presented & individual detached house boasts extensive private gardens to three sides and has the benefit of a fully fitted alarm system. The property provides river views to the front and fields to the rear whilst a substantial block paved gated drive offers secure multi vehicle parking and leads to garage, additionally there is a workshop/store room and summer house. The accommodation briefly comprises 3 reception rooms, modern fitted kitchen with appliances, groundfloor WC. To the first floor are 4 good sized bedrooms, master with sun balcony and spacious en suite bathroom with modern white suite including P shaped shower bath, and high quality house bathroom. This delightful home is offered with no onward chain.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with Upvc double glazed stained and leaded glass insert and matching full height side panels leads into

RECEPTION HALLWAY Spacious and light reception hallway with good quality porcelain tiles, coving to the ceiling, central heating radiator, stairs rising to first floor accommodation and internal doors leading off. Double doors lead into

LOUNGE 13' 8 max" x 25' 7 max" (4.17m x 7.8m) With attractive white Grand Louis style fire surround with marble back and raised hearth housing coal effect electric fire, twin plaster ceiling roses, two double and one single central heating radiator, coving to the ceiling, twin Upvc double glazed windows with fitted vertical blinds overlooking the front garden. Double doors with half glazed inserts leads into

DINING ROOM 10' 5" x 9' 5" (3.18m x 2.87m) Good sized dining room with ornate plaster ceiling rose and coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the rear garden. Internal door leads into

OFFICE 8' 9 min" x 9' 4" (2.67m x 2.84m) With coving to the ceiling, ceiling mounted spotlights, central heating radiator and Upvc double glazed window providing views over the rear garden. Additional internal door leads into

W.C. 5' 11" x 3' 1" (1.8m x 0.94m) With porcelain tiled floor, ceramic tiled walls to dado rail height, white dual low level flush W.C., central heating radiator, coving to the ceiling and Upvc double glazed opaque window with fitted roller blind to the rear.

DINING KITCHEN 10' 5" x 17' 5" (3.18m x 5.31m) Fully fitted with a range of wall, base and central island units finished in oak effect with stainless steel style door and drawer furniture, sparkle effect food preparation surfaces and coordinating mosaic style ceramic splash back tiling. Integrated double electric oven with four ring electric hob with matching stainless steel chimney style extractor hood above, plumbing for automatic washing machine and space for dishwasher, contemporary style 1 and 1/2 bowl granite sink with contemporary style mixer tap and space beneath central island for dryer. Good quality oak effect laminate wood flooring, coving to the ceiling, recessed ceiling spotlights, walk in useful understairs storage cupboard, double central heating radiator, Upvc double glazed window with fitted vertical blinds overlooking the rear garden and additional Upvc double glazed double door with matching full height side panels opens out into the rear.

FIRST FLOOR ACCOMMODATION



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STAIRS AND LANDING Enclosed staircase leads to split level landing having coving to the ceiling, Upvc double glazed window with fitted roller blind to the side, twin ceiling mounted lights and internal doors leading off.

BEDROOM ONE 12' 3" x 12' 5" (3.73m x 3.78m) Spacious master bedroom benefits from two double and four single fitted wardrobes, coving to the ceiling, double central heating radiator and Upvc double glazed double doors opening out onto tiled balcony providing views towards Selby. Internal door leads into

EN SUITE 5' 3" x 12' 5" (1.6m x 3.78m) Spacious en suite bathroom fitted with white storage cupboards and marble effect surfaces and matching splash backs and good quality tiled flooring. Modern white suite comprising vanity wash hand basin with contemporary style mixer tap, dual low level flush W.C., shower bath with fitted shower screen and Tryton electric shower with coordinating ceramic splash back tiling, ladder style towel radiator, coving to the ceiling, ceiling mounted spotlights and Upvc double glazed opaque window with fitted roller blind to the rear.

BEDROOM TWO 12' 11" x 9' 3 max" (3.94m x 2.82m) Benefits from fitted double wardrobe and matching storage cupboard above, central heating radiator, coving to the ceiling and Upvc double glazed window with vertical blinds to the front.

BEDROOM THREE 7' 5" x 10' 6" (2.26m x 3.2m) With coving to the ceiling, central heating radiator and Upvc double glazed window providing excellent views to the rear.

BEDROOM FOUR 12' 8 max" x 9' 3 max" (3.86m x 2.82m) With oak effect laminate wood flooring, fixed cabin bed with useful storage beneath and display shelving with inset LED lighting, access to roof void, coving to the ceiling, central heating radiator and Upvc double glazed window with fitted vertical blind to the front.

HOUSE BATHROOM 7' 9" x 7' 10" (2.36m x 2.39m) With good quality porcelain tiled flooring and fully ceramic tiled walls. Modern white suite comprising dual low level flush W.C., pedestal wash hand basin and panelled bath both with contemporary style mixer tap, ladder style towel radiator and Upvc double glazed window with fitted roller blind to the rear.

EXTERNAL

FRONT To the front of the property is a timber perimeter fence with attractive solid timber gates set on brick built

pillars giving access to block paved driveway providing multi vehicle off street parking leading to internal garage having the benefit of light connected. Outside security light and storm porch with courtesy coach light to front door. The front garden is predominately laid to lawn with extremely well stocked generous borders containing a variety of mature shrubs, plants and trees. Block paved walkway leads to the side garden with coloured paved patio area, timber storage shed and door to fully fitted store room and workshop with light and power and four Upvc double glazed window plus outside security light.

REAR To the rear is a substantial fully enclosed mature lawned garden with good quality timber perimeter fencing and a good variety of mature trees. Timber summer house, outside cold water supply and outside lighting.

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 AND 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 Leaving our office on Pasture Road turn left on to Centenary Road, Turn right on to A614 / Airmyn Road and at the roundabout, take 2nd exit. Turn left on to B1228 / Boothferry Road. Keep straight on to Barnhill Lane, keep straight on to A63. At roundabout, take 1st exit on to A19, take the 2nd exit at the next roundabout and then take the 1st exit at the next roundabout remaining on A19. Turn left on to Recreation Road and carry to the end. Turn right when you reach the factory gates and follow the lane to the right where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: D



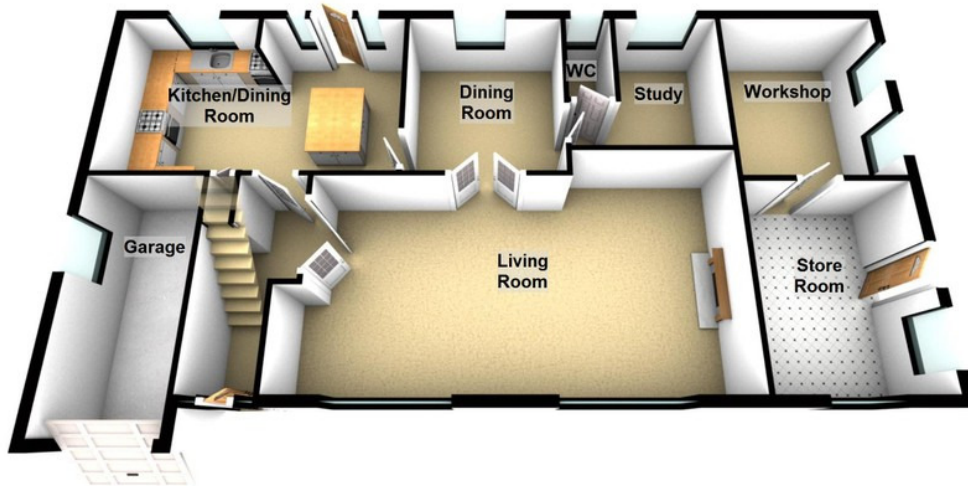


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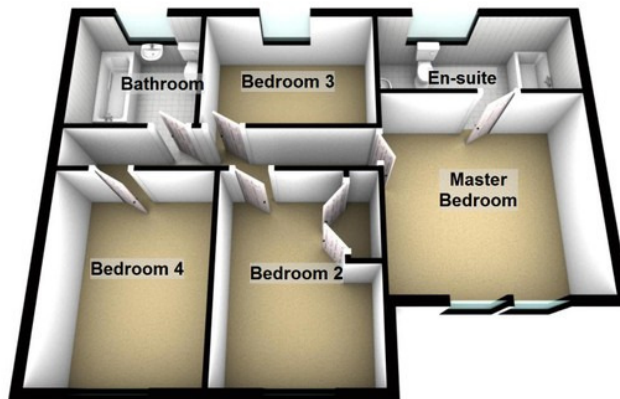
Ground Floor

Approx. 99.5 sq. metres (1070.6 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Total area: approx. 160.4 sq. metres (1726.2 sq. feet)

