



# Doncaster Road Selby YO8 9BS

£205,000

- Period Semi-Det House
- Four Bedrooms
- Modern Fitted Kitchen
- Utility Room & G'floor WC
- White Bath Suite & Shower
- Enclosed Rear Courtyard
- Double Garage & Parking
- EPC Rating TBC

91 Pasture Road **T. 01405 780 666**  
Goole **F. 01405 762 942**  
East Yorkshire **E. info@housesetc.co.uk**  
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



## WHY HOUSESETC?

Visit [www.housesetc.co.uk](http://www.housesetc.co.uk), our superb and easy-to-use responsive website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on your 'feedback' section now updated to include video testimonials.

Please feel free to follow us on Facebook & Twitter, Google+ Instagram, Pinterest and LinkedIn where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

Register now for 'Priority Property Alerts', don't miss out your dream home.

If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into any of our offices. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd.

## '...WE LOVE SELLING HOUSES'

### PROPERTY SUMMARY

Housesetc Selby- Beautifully presented excellent quality semi detached house combines original features & modern living with Upvc DG, dual fuel CH, fibre optic broadband, low maintenance front & rear court yards and off site double garage with additional multi vehicle parking. The beautifully presented home briefly comprises: entrance lobby, reception hallway, open spacious lounge & dining room, groundfloor cloaks, modern kitchen & utility room. Superb original staircase rises to split level landing and provides access to four bedrooms and a good quality family bathroom with white suite & shower.

### ENTRANCE

Composite front entrance door with double glazed opaque insert and opaque arched sky light leads into

### ENTRANCE LOBBY

With good quality laminate flooring, ornate beams and internal door leads into

### RECEPTION HALLWAY

Spacious reception hallway with characteristically high ceiling, coving to the ceiling, stained timber dado rail double radiator, useful walk under stairs storage cupboard, stairs rising to floor accommodation and internal doors leading off.

### LOUNGE DINER 12' 6" x 14' 0" max(3.81m x 4.27m)

With feature timber Adam style fire surround with raised tiled hearth and attractive inset open cast iron fire. Good quality oak effect laminate wood flooring, coving to the ceiling and ceiling rose. Stained timber dado rail, double radiator, Upvc double glazed window with further secondary double glazing unit, fitted vertical blinds over looking the front. Opens into

### DINING ROOM 12' 6" x 11' 10" max (3.81m x 3.61m)

With original coving to the ceiling and matching ceiling rose, stained timber dado, good quality oak effect laminate wood flooring, radiator and Upvc double glazed double doors with matching sky light and bespoke window blinds opening out into rear courtyard.

### KITCHEN 14' 10" max x 10' 5" max (4.52m x 3.18m)

Fully fitted ultra modern kitchen with a good variety of wall, base and display units finished in beech effect with complimentary opaque drawers with stainless steel T-bar door and drawer furniture to include, corner carousel unit and a cantilever unit, double bowl stainless steel sink with contemporary style mixer tap, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, ceiling mounted spot light, coving to the ceiling, stainless steel chimney extractor hood, slate tiled flooring, Upvc double glazed window with fitted vertical blinds to the side, internal doors leading off.

### GROUND FLOOR W.C 3' 7" x 4' 3" (1.09m x 1.3m)

With colour washed shabby chic walls to dado rail height fitted with modern white suite comprising wall mounted wash hand basin with contemporary style mixer tap and dual low level flush W,C, Upvc double glazed opaque window to the side and electric extractor fan.

### UTILITY ROOM 9' 6" x 10' 6" (2.9m x 3.2m)

Spacious utility room with fitted double wall unit, marble effect work surface and space beneath and plumbing for automatic washer and dishwasher, dual fuel central heating boilers with both solid fuel and gas, slate tiled flooring to match kitchen, Upvc double glazed window with fitted vertical blind to the side, timber side entrance with glazed



opaque insert.

#### FIRST FLOOR ACCOMMODATION

##### STAIRS AND LANDING

Superb original staircase comprising turned timber spindles and balustrade above leads to split level landing with ceiling spot lights, coving to the ceiling, a combination of good quality laminate flooring and carpet, dado rail, original skirting boards and matching turned spindles and balustrade, access to roof void via loft ladder being part boarded and having electric light. Internal doors leading off.

##### BEDROOM ONE 12' 6" x 11' 11" max (3.81m x 3.63m)

Spacious master bedroom with original coving to the ceiling, dado rail, radiator, Upvc double glazed window with further secondary double glazed unit and fitted venetian blinds over looking the front.

##### BEDROOM TWO 12' 6" x 11' 11" max (3.81m x 3.63m)

With stained timber dado rail, radiator and Upvc double glazed window with fitted timber venetian blinds over looking the rear.

##### BEDROOM THREE / OFFICE 10' 8" x 10' 9" (3.25m x 3.28m)

With good quality modern timber effect laminate wood flooring, useful shelved storage cupboard housing hot water cylinder, radiator and Upvc double glazed window with fitted vertical blinds over looking the side.

##### BEDROOM FOUR 8' 10" x 5' 11" (2.69m x 1.8m)

With coving to the ceiling, radiator and Upvc double glazed fire escape window with fitted roller blind to the front.

##### BATHROOM 5' 5" x 7' 2" (1.65m x 2.18m)

With ceramic tiled walls to dado rail height fitted with good quality white suite comprising, pedestal wash hand basin with antique effect fittings, low level flush W.C, panelled bath with power shower and co-ordinating ceramic splash back tiling, mosaic style floor covering, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the side.

#### EXTERNAL

##### FRONT

To the front of the property is a maintenance free high quality paved forecourt garden with twin timber pedestrian access gates, to the side is an additional secure timber access gate leading to the side and rear.

##### SIDE AND REAR

To the side is Egyptian stone walkway leading to additional timber pedestrian access gate which leads into the rear.

To the rear is a fully enclosed Egyptian stone paved courtyard with outside security lights and cold water supply, with good quality timber perimeter fencing. Secure brick storage shed to the rear having the benefit of both power and light connected.

##### DOUBLE GARAGE & PARKING

Also on separate title deed but selling with the property just over the road is a private lane where at the bottom is a double garage and space to the side and front for more additional parking.

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 & APPLIANCE

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 at the mini roundabout onto Centenary Road. Turn left on to A614 / Airmyn Road. Pass through 2 roundabouts, remaining on A614. At roundabout, take 2nd exit on to A645. At roundabout, take 2nd exit. At roundabout, take 2nd exit on to A1041. Turn left on to Brayton Lane and bear right on to Baffam Lane. Turn right on to A19 / Doncaster Road where the property is on the right hand side and can be identified by our Housesetc for sale board.

Council Tax: C





91 Pasture Road  
Goole  
East Yorkshire  
DN14 6BP

T. 01405 780 666  
F. 01405 762 942  
E. [info@housesetc.co.uk](mailto:info@housesetc.co.uk)  
[www.housesetc.co.uk](http://www.housesetc.co.uk)

Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

