



## Silver Street

Whitley, DN14 0JQ

**£425,000**



Boasting a a large SOUTH-FACING rear garden with open views, this superbly presented FIVE bedroomed detached family home offers a village setting with excellent access to nearby motorway links. The property enjoys oil central heating, UPVC double glazed windows and doors, beautiful kitchen/diner, separate lounge, glorious rear sun-room, two double bedrooms and family bathroom to the ground floor and three further bedrooms with shower room to the first floor. Off-road parking and attached garage further enhance this wonderful property.





### Entrance porch

UPVC double glazed outer doors. Internal porch. UPVC double glazed inner door & side panels.

### Entrance Hall 18'5" x 7'5" (5.62m x 2.27m)

Laminate flooring. 2 x inset cupboards. Open-plan staircase to first floor. Central heating radiator. Concertina wooden doors into lounge.

### Lounge 19'10" x 13'7" (6.06m x 4.15m)

Brick fireplace surround. Cast-iron fire (can also heat water). Central heating radiator. 2 x UPVC double glazed sliding patio doors into rear Sun Room. Arch from lounge into Kitchen-Diner.

### Kitchen-Diner 22'1" x 11'3" (6.75m x 3.43m)

Fully fitted modern kitchen: wall & base units, worktop surfaces, tiled splashbacks. Belfast sink. Plumbed for washing machine & drier. Classic deluxe electric range cooker. 2 x UPVC double glazed windows to front and side. Arch to dining area. Central heating radiator. UPVC double glazed rear window. UPVC double glazed sliding door to sun room.

### Dining Area

### Sun Room 19'3" x 7'7" (5.87m x 2.32m)

Double glazed reflective glass on roof. UPVC double glazed windows & double patio doors. Laminate flooring.

### Bedroom 1 13'10" x 11'10" (4.24m x 3.62m)

(off Entrance Hall) UPVC double glazed window to front. Central heating radiator. Laminate flooring.

### Downstairs Bathroom 8'4" x 6'8" (2.55m x 2.05m)

(off Entrance Hall) Corner bath, with shower attachment. WC. Wash hand basin. Fully tiled. UPVC double glazed window to side. Heated towel rail. Laminate flooring.

### Bedroom 2 13'2" x 11'11" (4.02m x 3.65m)

UPVC double glazed window to front. Central heating radiator. Laminate flooring.

### Staircase to First Floor

Wooden banister.

### Landing

Central heating radiator. Cupboard for storage under eaves.

### Family Shower Room 8'3" x 6'7" (2.54m x 2.03m)

Shower cubicle with glazed doors. Heated towel rail. WC. Wash hand basin. Fully tiled. UPVC double glazed window to side.

### Bedroom 3 13'8" x 10'10" (4.18m x 3.32m)

Central heating radiator. Laminate flooring. Wardrobe with sliding doors. 2 x velux windows.

### Office / Bedroom 4 13'8" x 8'7" (4.18m x 2.63m)

Laminate flooring. Central heating radiator. Velux window. Door leading into dressing room.

### Dressing Room 7'9" x 7'4" (2.38m x 2.25m)

UPVC double glazed window to side. Fitted cupboard with sliding doors. Arch to:

### Bedroom 5 12'7" x 11'5" (3.85m x 3.48m)

UPVC double glazed windows to front and side. Laminate flooring. Central heating radiator.

### Out side - Front

Ample off-road parking leading to large Garage, housing oil central heating boiler. Lawned front garden.

### Outside - Rear

Large SOUTH-FACING lawned rear garden with OPEN VIEWS. Paved patio areas.

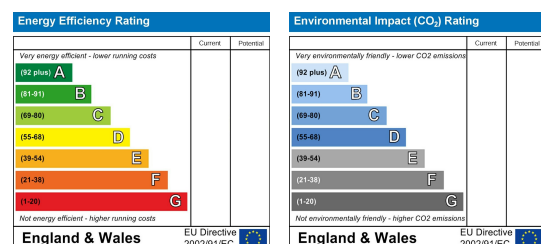
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET  
Tel: 01757 709457 Email: sales@keithtaylorproperty.co.uk  
www.keithtaylorproperties.co.uk