



41 Orchard Way

Selby, YO8 9NE

Offers Over £210,000



Completely modernised and updated, this 2/3 bed roomed semi detached bungalow is available with NO UPWARD CHAIN. The property has been completely refurbished with new kitchen, shower room, fully re-wired, new boiler, central heating and carpets. Off road parking, detached garage and gardens to front and rear further complement this attractive property. VIEWING ESSENTIAL! - CONTACT THE AGENTS TODAY.



UPVC double glazed side door into;

Kitchen 9'7" x 10'11" (2.94m x 3.35m)

Brand new fitted kitchen comprising; wall and base units with worktop surfaces, brand new oven, hob and extractor. UPVC double glazed window. Central heating radiator. Cupboard Housing gas central heating boiler.

Hall

Central heating radiator. Loft access.

Shower room 5'7" x 5'2" (1.72m x 1.58m)

Wash hand basin and corner shower with screen. Heated towel rail. UPVC double glazed side window.

Separate WC 5'7" x 2'8" (1.72m x 0.82m)

WC/wash hand basin. UPVC double glazed window.

Bedroom 1 9'11" x 13'0" (3.04m x 3.97m)

UPVC double glazed rear window. Central heating radiator.

Bedroom 2 7'5" x 11'1" (2.28m x 3.39m)

UPVC double glazed rear window. Central heating radiator.

Lounge/Diner 10'0" x 21'1" (3.05m x 6.44m)

L-shaped lounge/diner. Two central heating radiators.

Dining area 14'10" x 7'10" (4.54m x 2.41m)

Study/Bedroom 3 7'11" x 6'1" (2.42m x 1.87m)

UPVC double glazed rear window. Central heating radiator.

Outside - front

Gravel front garden. Paved driveway to;

Detached garage

Detached concrete garage with up-and-over door.

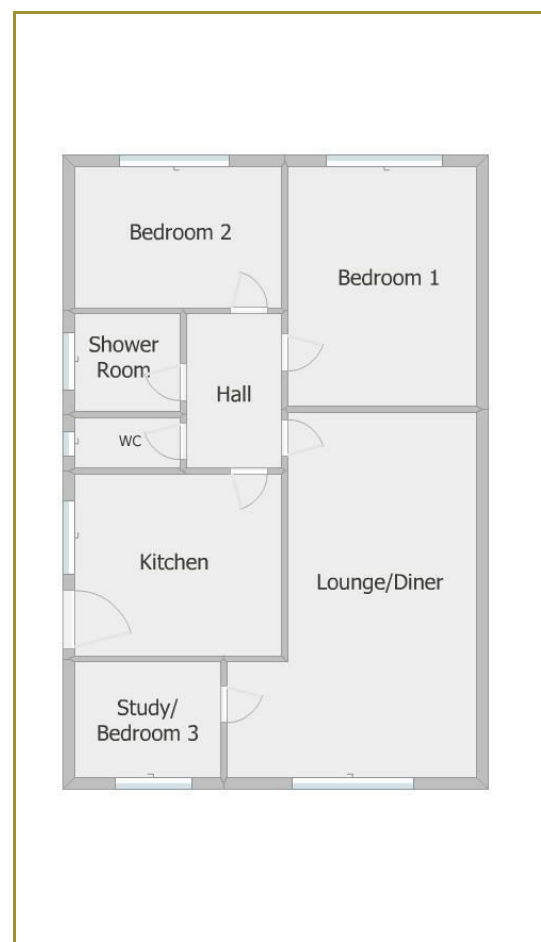
Outside - rear

Paved rear garden with fence surround.

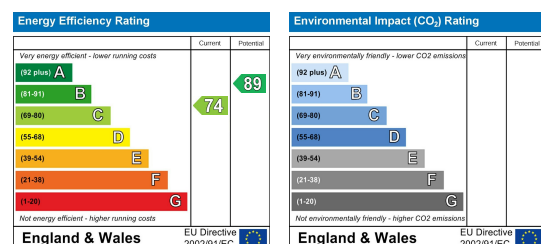
Area Map



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