



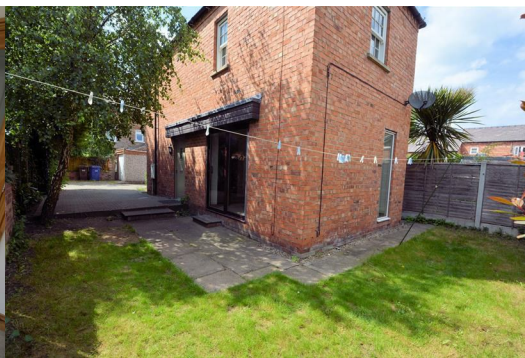
Armoury Mews

Selby, YO8 4AQ

Offers Over £185,000



WAS £195,000 - NOW REDUCED TO £185,000 Secretly hidden away and superbly presented, this modern two double bedroom detached house is built to a high specification with many attractive features and must be seen to be appreciated. Situated in the popular Armoury Road area of Selby within easy walking distance of the town centre and all local amenities. Viewing by the discerning purchaser is highly recommended. Benefits include; gas central heating, wooden double glazed sash windows, exposed wooden features, attractive kitchen with built in appliances, downstairs WC and first floor family bathroom with white suite and shower over bath. A driveway/hardstanding providing off road parking, and easily maintained gardens, further enhance this most attractive property. NO UPWARD CHAIN!



Wooden side entrance door with glazed inset into;

ENTRANCE HALL 4'4" x 6'3" (1.34m x 1.91m)

DOWNSTAIRS WC

WC and wash hand basin with vanity cupboard underneath. Xpelair fan. Wooden folding door to storage cupboard.

KITCHEN 8'10" x 11'3" (2.70m x 3.45m)

Two wooden frame double glazed sash windows to front. Attractive fitted kitchen comprising; Wall and base units with worktop surfaces over. Single sink unit and drainer. Integral Lamona electric oven, four ring hob and extractor over. Lamona automatic washing machine. Built-in fridge/freezer. Central heating radiator. Wall mounted Worcester gas central heating boiler. Feature spotlights.

LOUNGE 11'5" x 13'6" (3.48 x 4.13)

Feature wooden frame double glazed window to rear garden. Wooden frame double glazed sliding patio doors to side of property. Two central heating radiators. Wooden staircase and balustrade leading to;

LANDING

Velux window. Feature exposed wooden ceiling beams.

BEDROOM 1 (rear) 11'5" x 9'8" (3.48 x 2.96)

Wooden frame double glazed sash windows to side and rear. Wooden folding door to storage cupboard above stairwell. Feature exposed wooden ceiling beams. High level recess storage space. Central heating radiator.

BEDROOM 2 (L-SHAPED) (front) 10'5" x 11'5" (max) (3.19 x 3.48 (max))

Wooden frame double glazed sash window to front. Feature exposed wooden ceiling beams. Central heating radiator.

BATHROOM 6'8" x 5'3" (2.05 x 1.61)

White suite comprising; bath with shower over and glazed shower screen, WC and wash hand basin. Heated towel rail.

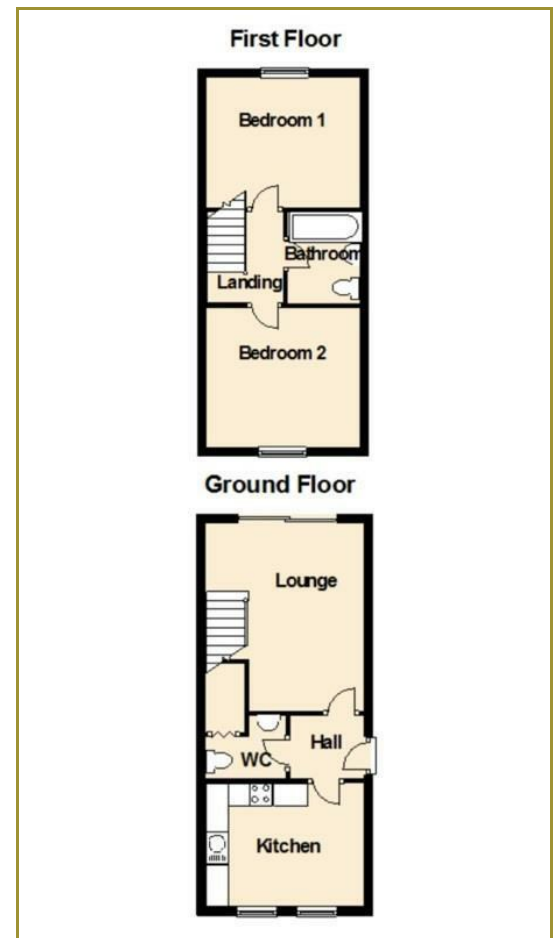
OUTSIDE

Brick block paved driveway and hardstanding/parking. Yorkstone path. Small lawned garden to side and rear with fence and brick surround. Flowerbed. Gravel front garden area with small conifer style shrubs. Outside light.

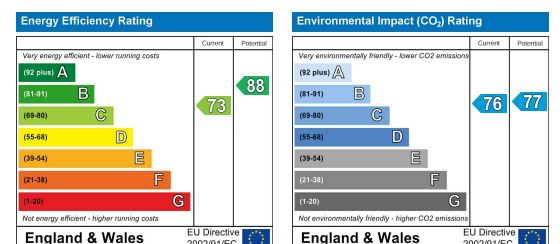
Area Map



Floor Plans



Energy Efficiency Graph



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