



Benedict Court, Selby £695 PCM

VIEWING ESSENTIAL -ONE BEDROOM SECOND FLOOR DUPLEX APARTMENT located in the heart of Selby town centre. The accommodation is unfurnished and includes electric heating, double glazing and briefly comprises:- Communal entrance, personal entrance hall, cloakroom/wc, open plan living room with kitchen area including a range of cream fitted units with contrasting black granite style work surfaces, built in cooking facilities and integrated fridge. Staircase leading to the landing with walk-in storage cupboard, double bedroom and bathroom/wc with an attractive white suite including shower above the bath. WE REGRET NO SMOKERS, NO PETS. Energy rating B 86.



DESCRIPTION

LOCATION

Located in the heart of Selby town centre with a wealth of amenities including recreational facilities, shopping facilities and transport facilities. From our offices on Gowthorpe, turn right and shortly before reaching the pedestrian crossing the apartment will be found on the left hand side.

COMMUNAL ENTRANCE

With staircase leading to the second floor.

PERSONAL ENTRANCE HALL

Having an entrance door, electric radiator, understairs cupboard and access to the

CLOAKROOM/WC

Having a low flush toilet, pedestal hand wash basin and tiled floor. Heated towel rail.

LIVING ROOM

6.69m(21'11") x 4.02m(13'2") (max)(approx)

Having two sliding sash double glazed windows, two electric radiators and DINING AREA with space for appropriate dining furniture.

KITCHEN AREA

Being open plan to the living room and having a range of cream fitted units with contrasting black granite style work surfaces and single drainer stainless steel sink unit. Partly tiled walls and plumbing for an automatic washing machine. Built in cooking facilities include an electric ceramic hob with cooker hood above and electric oven. Integrated fridge.

LANDING

With staircase from the entrance hall and having a double glazed window and access to the good sized walk-in storage cupboard which also houses the hot water cylinder.

DOUBLE BEDROOM

4.59m(15'1") x 3.06m(10'0") (approx)

Having a double glazed sliding sash window and electric radiator.

BATHROOM/WC

Having an attractive white suite comprising panelled bath with shower above and fitted side screen, built in vanity hand wash basin with illuminated mirror above, and low flush toilet. Tiled floor and heated towel rail.

Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 86 (B)

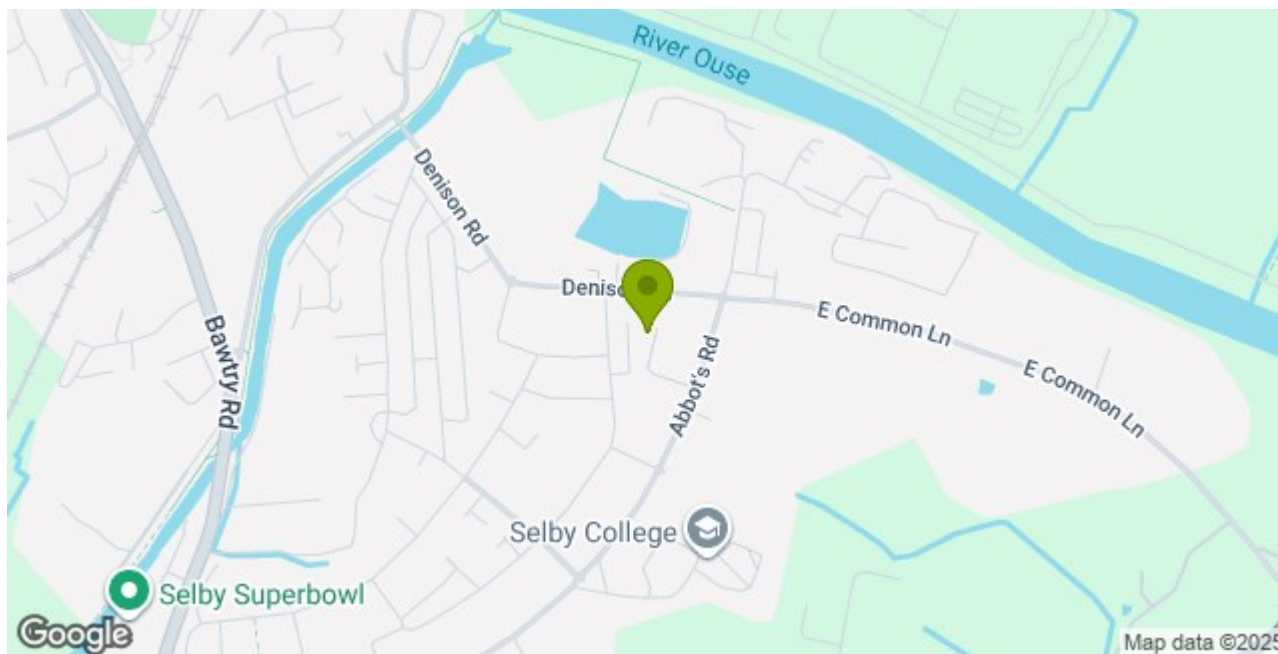
Council Tax: North Yorkshire Council Band A

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them for confirmation.

	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	86	86

	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	83	83



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 N J C Kay BA (Hons) pg dip MRICS
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Associates

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