



53 Chapel Street, Selby

Offers Over £290,000

- Magnificent, Extended Home
- Open Plan Living Kitchen Area
- Lounge
- Ground Floor WC
- 3 Well Proportioned Bedrooms
- Elegant Bathroom/WC
- Delightful Gardens with Summerhouse
- Car Port & Garage
- EER 71 (C)

A magnificent extended home, showcasing contemporary living accommodation with summer house and single garage.

The present owners purchased the property in 2007, a tired property, in need of full modernisation. Since then, the property has been extended, reconfigured and significantly enhanced, now showcasing a beautiful and modern home.

The major works were completed in 2018 which saw a single storey extension adjoin the rear elevation and create a fabulous open plan living kitchen area with a bespoke set of bi-folding doors leading out to the garden and beyond. Furthermore, the bathroom, heating system, flooring and décor have all been updated.

The property welcomes you through a uPVC front door into a spacious hallway, with a ground floor wc and staircase which lead to the first floor landing. The hallway is beautifully presented with oak panelling to one side, setting the tone for the rest of the ground floor accommodation.

A single door from the hallway leads into the magnificent open plan living kitchen. This living space measures just under 370 sq. ft. and incorporates the kitchen, dining and living areas. This type of extension, creating a beautiful modern-day living environment, is undoubtedly the hub of the home. There are dark grey gloss units with white quartz worktops, with a number of integral appliances including a 5 ring gas hob, fridge, freezer, wine cooler, oven, grill and dishwasher.

Towards the rear of the extension is an area designed for living, focused around an impressive media wall with built in electric fire. The bespoke bi-fold doors connect perfectly with the rear garden and are particularly useful during the summer months.

Located to the front of the property is a more formal sitting room, which can be closed off by a set of sliding doors. This room is cosy yet spacious and enjoys ample natural light from a large double glazed window to the front elevation. There is gas fire with surround and marble hearth, with modern décor to finish.

To the first floor, the property is further enhanced by three well proportioned double bedrooms and outstanding house bathroom. The main bedroom is positioned to the front and is complemented by a full range of built in fitted wardrobes. All three bedrooms benefit from a double glazed window, central heating radiator and modern décor.

The house bathroom completes the internal accommodation and along with the kitchen extension, is undoubtedly one of the main selling features of the property. The present owners have created a truly elegant bathroom, with modern contrasting flooring and tiling, with white sanitary wear. There is a freestanding oval bath positioned centrally within the floor, adjacent is a vanity hand wash basin with separate shower and wc.

Externally the property will be found along Chapel Street and in turn leads onto a tarmac driveway providing off street parking for several motor vehicles. Along the left of the property is a useful timber car port and single garage. The garage has power and lighting with ample storage space.

The delightful rear garden has been designed to maximise space with well kept borders to the right hand side with a variety of shrubs and plants and having enclosed boundaries to all three sides.

Immediately from the house is a raised patio area, with a timber framed structure with plastic roof over and designed as a barbecue area. There is a useful summerhouse to the rear of the garden benefitting from power and lighting connections. A hidden gem within the summerhouse is the hot tub area, which is available by separate negotiation.

The property represents a wonderful opportunity to acquire such a lovely property, extended and modernised beautifully throughout. Properties such as this are rarely presented to the open market and the sale of this property provides one of those increasingly rare opportunities.

EER- 71 (C)

Tenure - Freehold

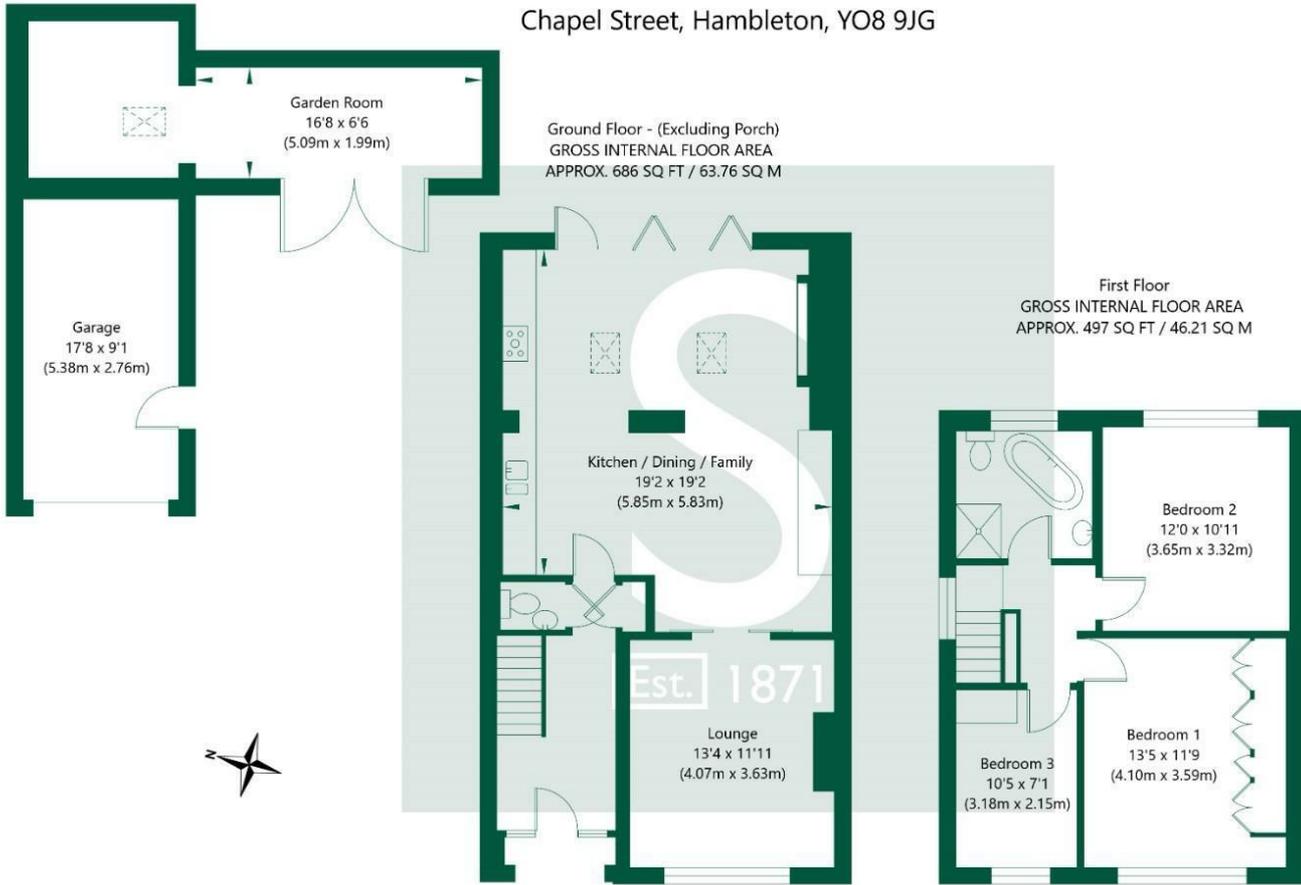
Council Tax - North Yorkshire Council - Band C

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Chapel Street, Hambleton, YO8 9JG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1183 SQ FT / 109.97 SQ M - (Excluding Porch, Garage & Gareden Room)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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