



## Benedict Court, Selby £550 PCM

One bedroom second floor 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, open plan living room with kitchen area featuring an attractive range of cream fitted units with contrasting black granite style work surfaces, built in cooking facilities and integrated fridge. Double bedroom and bathroom/wc with an attractive white suite. WE REGRET NO SMOKERS AND NO PETS. Energy rating B 83. APPLY SELBY OFFICE 01757 706707.



## 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 up the first and second floors.

### PERSONAL ENTRANCE HALL

Having an entrance door and fitted coat hooks.

### LIVING ROOM

4.23m(13'11") x 3.33m(10'11") (approx)

Having a large sash window to the front with views over Gowthorpe, electric radiator and dining area with space for appropriate dining furniture. Attractive wood grain effect laminate flooring which runs through to the kitchen area.

### KITCHEN AREA

2.92m(9'7") x 1.92m(6'4") (approx)

Having an attractive range of cream fitted wall and floor units, contrasting black granite style laminate work surfaces and single drainer stainless steel sink unit with mixer tap. Partly tiled walls, integrated fridge and plumbing for an automatic washing machine. Built in cooking facilities include an electric ceramic hob with cooker hood above and electric oven. Double glazed sash window to the rear and built in cylinder cupboard.

### DOUBLE BEDROOM

3.70m(12'2") x 3.36m(11'0") (max)(approx)

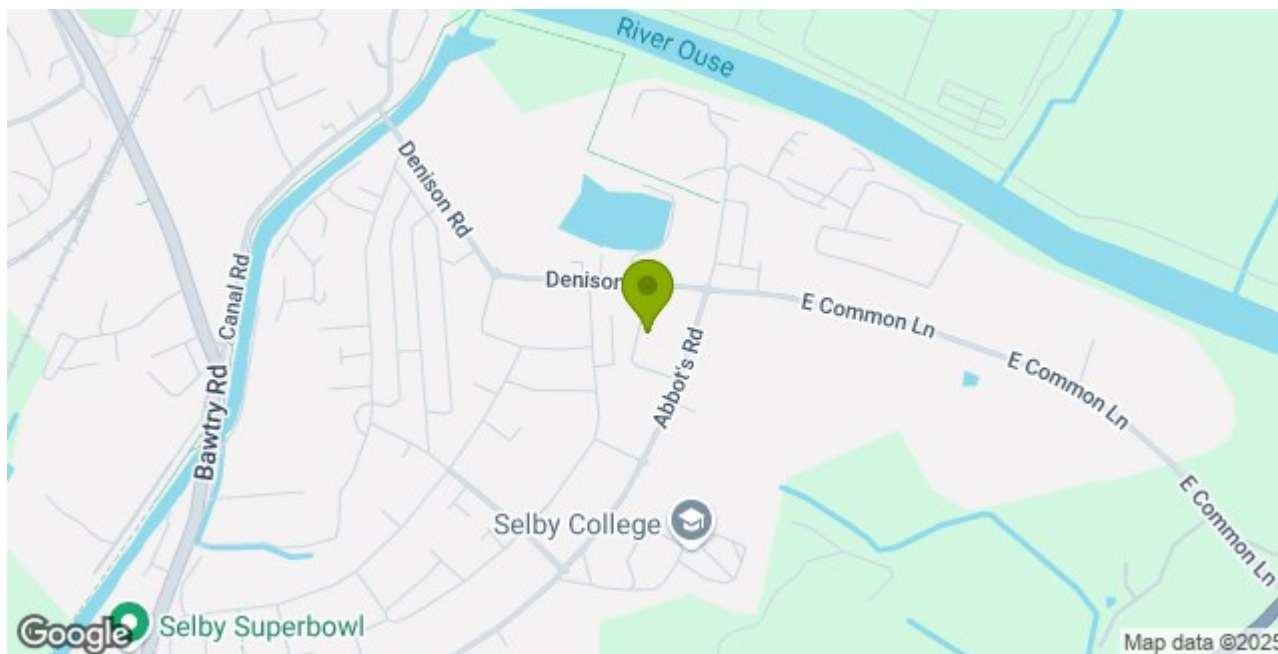
Having a large sash window to the front with views over Gowthorpe and an electric radiator.

### BATHROOM/WC

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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>67</b>
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		



## Stephensons

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York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

N Lawrence

