



## 43 Hornbeam Close, Selby

Offers Over £260,000

- Detached House
- Utility Room
- Family Bathroom/wc
- EER 78 (C)
- Lounge
- Ground Floor Cloaks/wc
- Integral Garage
- Dining Kitchen
- 4 Bedrooms (Master En-Suite)
- Popular Residential Area

A spacious and well-presented detached family residence with generous outdoor space, situated on the fringes of the Staynor Hall development.

The property welcomes you into a front entrance lobby having a central staircase leading to the first floor accommodation. The well proportioned living room is located to the front of the property, has tasteful décor and ample natural light via the front and rear elevations. There is sufficient space for appropriate living room furniture and a central heating radiator beneath the double glazed window.

There are modern wooden framed internal french doors between the living room and kitchen area which can be opened providing a more open plan style or closed as required to create separate rooms.

The kitchen itself enjoys an upgraded, modern breakfast bar in addition to a range of wall and base units to three sides. There is a stainless steel sink unit and drainer, a four ring gas hob with oven below and recess space for a freestanding dishwasher, fridge and freezer. Please note these appliances are not included within the sale. There is a dining area and french doors that lead out to the rear garden. Furthermore, the kitchen benefits from a pantry style cupboard providing space for organised storage. Located off the kitchen is a useful utility room having base units and provision for laundry facilities. There is a downstairs cloakroom/w.c., side entrance door and an internal door leading into the garage.

To the first floor, a spacious landing serves four double bedrooms and house bathroom. There is also a good sized storage cupboard and access hatch to the loft.

The master bedroom benefits from an en-suite and built in cupboard. All four bedrooms have a central heating radiator and double glazed window.

The internal accommodation is completed by a modern house bathroom having a bath with half height surround tiling, a pedestal hand wash basin and low flush w.c.

Externally, the property is accessed off Hornbeam Close onto a hardstanding driveway which provides off street parking for two motor vehicles. There is a lawned front garden and a path to the right hand side which runs alongside the property to the rear garden.

The rear garden has been carefully maintained by the present owners and is predominantly laid to lawn with a range of established conifer screening providing privacy. The garden is enclosed to all three sides by fenced boundaries and the shed is included within the sale.

The property is presented to a high standard throughout and benefits from generous outdoor space. As the acting agents we strongly advise an early inspection. All viewings are strictly via the selling agent only - 01757 706707.

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

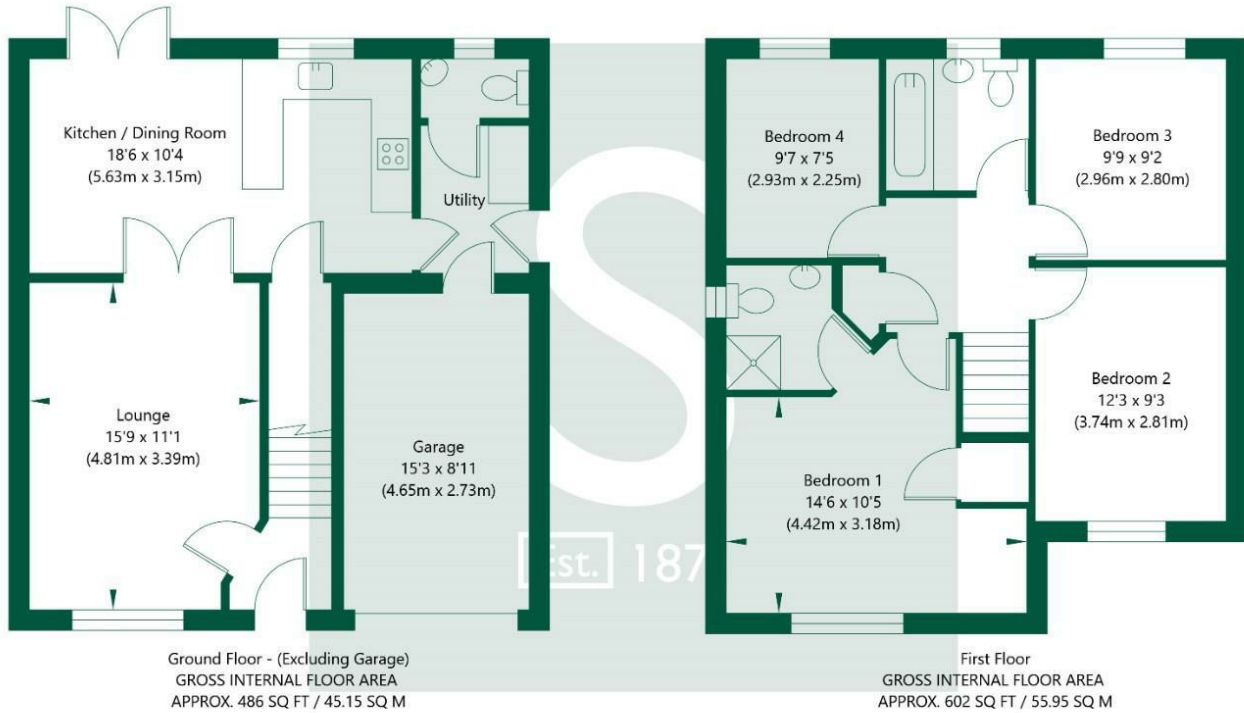




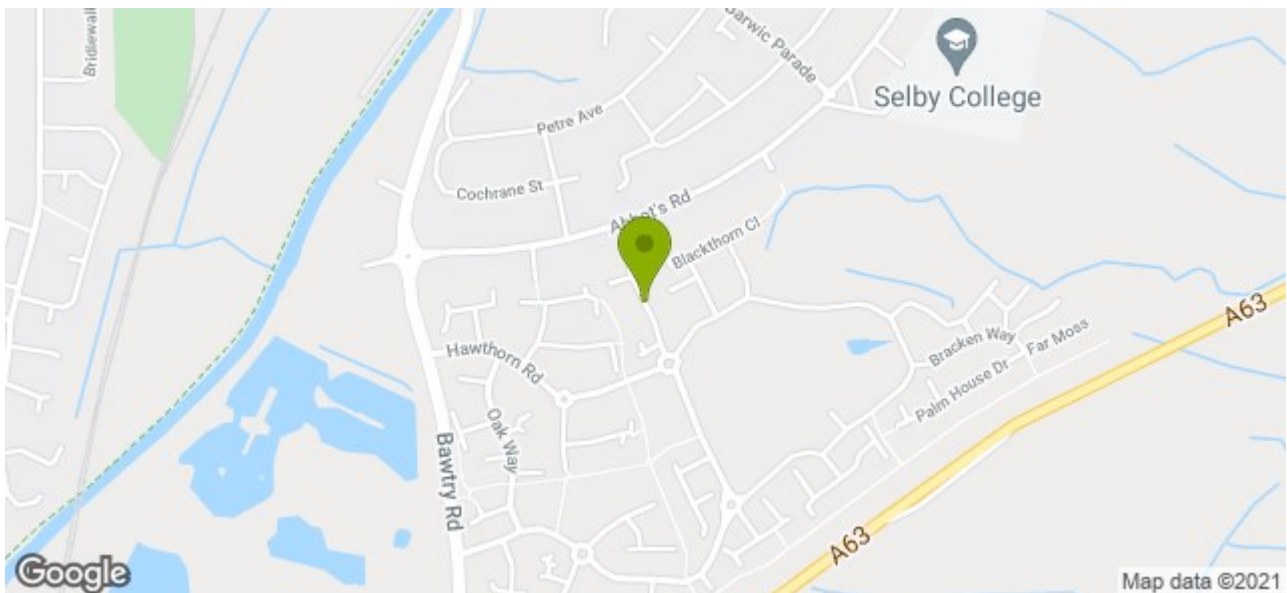




## Hornbeam Close, Selby, YO8 8FS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1088 SQ FT / 101.1 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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