



## Benedict Court, Selby £630 PCM

VIEWING ESSENTIAL - 2 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, open plan living room with kitchen area featuring a range of cream fitted units with contrasting black granite style work surfaces, built in cooking facilities and integrated fridge. Cloakroom/wc, staircase leading to the landing, 2 bedrooms and bathroom/wc combined with an attractive white suite. WE REGRET NO SMOKERS AND NO PETS. Energy rating B 84.



## 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.



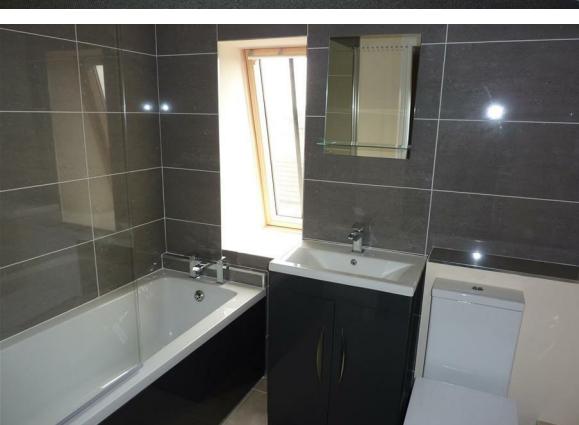
### COMMUNAL ENTRANCE

With staircase leading to the first and second floor.



### PERSONAL ENTRANCE HALL

Having an entrance door, entry phone, electric radiator and fitted cloaks hooks. Useful understairs cupboard and staircase leading to the landing.



### LIVING ROOM

Having a double glazed sash window, two electric radiators and dining area with space for appropriate dining furniture. Attractive wood grain effect laminate flooring.

### KITCHEN AREA

Having a range of cream fitted floor and wall units, contrasting black granite style laminate work surfaces and single drainer stainless steel sink unit. Built in cooking facilities include an electric ceramic hob with cooker hood above and electric oven. Integrated fridge and plumbing for an automatic washing machine.

### CLOAKROOM/WC

Having a white suite comprising low flush toilet, pedestal hand wash basin, tiled floor and heated towel rail. Extractor fan.

### LANDING

Having a turned staircase from the entrance hall and providing access to the two bedrooms and bathroom/wc.

### BEDROOM ONE

3.75m(12`4``) x 2.95m(9`8``) (approx)

Having a double glazed sash style window, electric radiator and walk-in storage cupboard which also houses the hot water cylinder.

### BEDROOM TWO

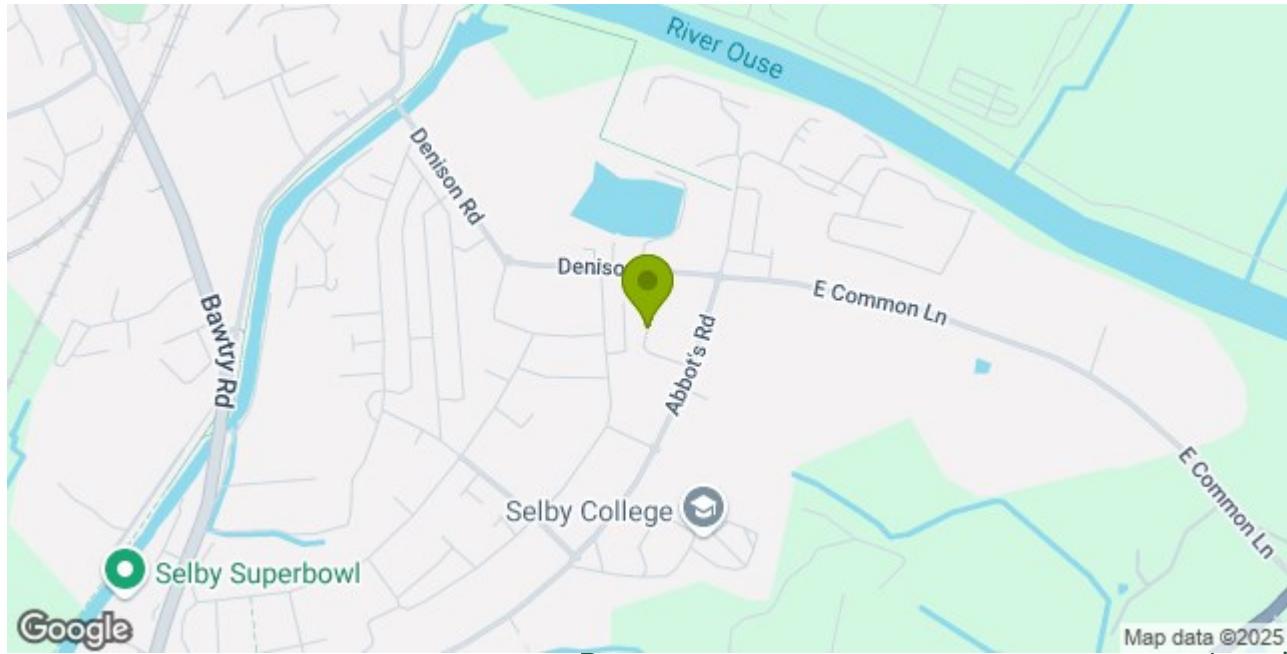
3.51m(11`6``) x 2.89m(9`6``) (approx)

Having a double glazed Velux 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. Extractor fan, tiled floor and partly tiled walls. Electric heated towel rail. Double glazed Velux window.





## Stephensons

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Selby	01757 706707
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York Auction Centre	01904 489731
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## Partners

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## Associates

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