



## Benedict Court, Selby £515 PCM

VIEWING ESSENTIAL - 1 BEDROOM FIRST FLOOR APARTMENT - located in the heart of Selby town centre. The accommodation is unfurnished and includes electric heating and briefly comprises:- Communal entrance, personal entrance hall, living room with open plan kitchenette which includes an attractive range of white fitted units with contrasting black granite style work surfaces, built in cooking facilities and integrated fridge. Double bedroom and bathroom/wc combined with an attractive white suite. WE REGRET NO SMOKERS AND NO PETS. Deposit £590.



## 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

### PERSONAL ENTRANCE HALL

Having an entrance door, electric radiator, built in cylinder cupboard and fitted cloaks hooks.

### LIVING ROOM

3.38m(11'1") x 4.37m(14'4") (approx)

Having a large sash window to the front with views over Gowthorpe. Electric radiator and access to ...

### KITCHENETTE

1.95m(6'5") x 2.14m(7'0") (approx)

Being open plan to the living room and having an attractive range of white fitted units with contrasting black granite style laminate work surfaces and single drainer stainless steel sink unit. Partly tiled walls, electric radiator and double glazed sash style window to the rear. Built in cooking facilities include an electric ceramic hob with cooker hood above and electric oven. Integrated fridge.

### DOUBLE BEDROOM

3.39m(11'1") x 3.40m(11'2") (max) (approx)

Having a sash window to the front overlooking Gowthorpe, and electric radiator.

### BATHROOM/WC

Having a white suite comprising panelled bath with shower above and fitted side screen, built in vanity hand wash basin with illuminated mirror / shaver point, low flush toilet, heated towel rail, partly tiled walls and tiled floor.

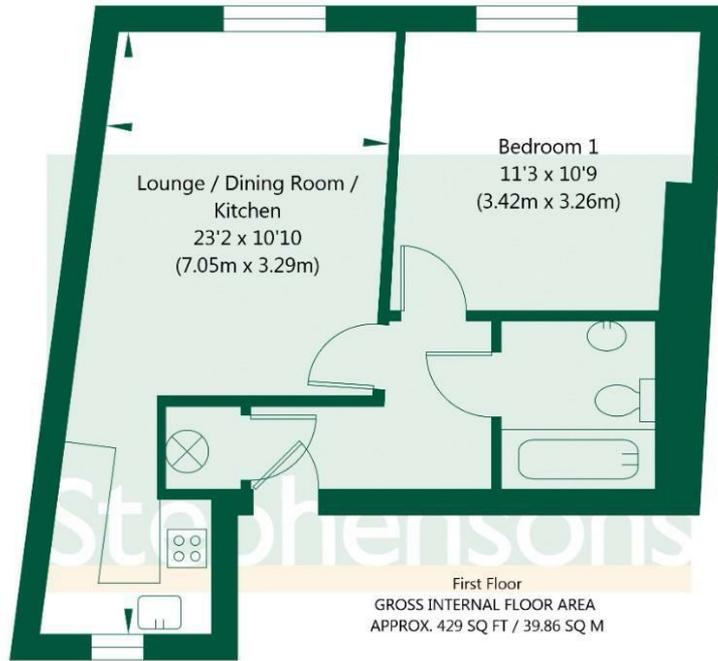
EER- 75 (C)

Council Tax - Selby Council Band - A

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

Benedict Court, Selby, YO8 4ET



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 429 SQ FT / 39.86 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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