



## 2B Robin Close, Wistow Road, Selby £1,500 Per Calendar Month

A superb detached family home, positioned within a popular residential area on the outskirts of Selby.



The accommodation internally extends to 1,500 sq. ft., comprising of a beautiful contemporary kitchen with a range of dark grey wall and base units with white work surfaces over, built in appliances and an area designated for dining purposes.



The lounge is located to the rear and spans the full width of the property, having French doors leading out to the rear garden and single double glazed window, providing ample natural light. In between the lounge and kitchen diner, there is a ground floor wc and useful built in cupboard.



A turned staircase leads to the first floor landing incorporating two useful storage cupboards, with the property being further enhanced by four well proportioned double bedrooms and stunning house bathroom. All four bedrooms are complemented by a double glazed window and central heating radiator. The master bedroom is located to the front and enjoys an en-suite comprising a shower, hand wash basin and low flush wc.



The first floor accommodation is completed by a stunning house bathroom, comprising a separate bath and shower, vanity hand wash basin and low flush wc. There is matching tiling to the floor and half height to the walls, an opaque double glazed window and vertical chrome heated towel rail.



Externally, the property will be found off Wistow Road, by turning into Robin Close where the property will be found immediately on the right hand side. A tarmac shared driveway provides off street parking for two motor vehicles. Access to the rear garden is via a side path, which later opens out to a private rear garden laid to lawn with a small patio area. Timber fencing to boundaries.

The property is finished to a high specification, with oak internal doors, tailored fitted blinds and brand new floor coverings throughout.

Regret no pets, no smokers.

**Services/Utilities:** Mains Gas, Electricity, Water and Sewerage are understood to be connected

**Broadband Coverage:** Up to 76\* Mbps download speed

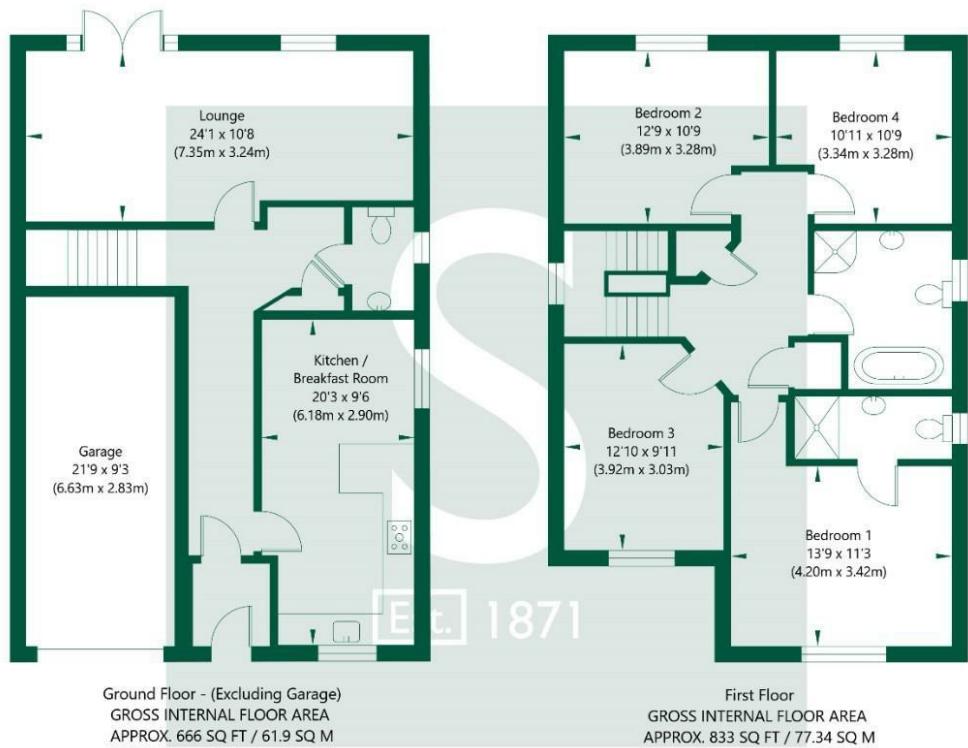
**EPC Rating:** 85 (B)

**Council Tax:** North Yorkshire Council Band E

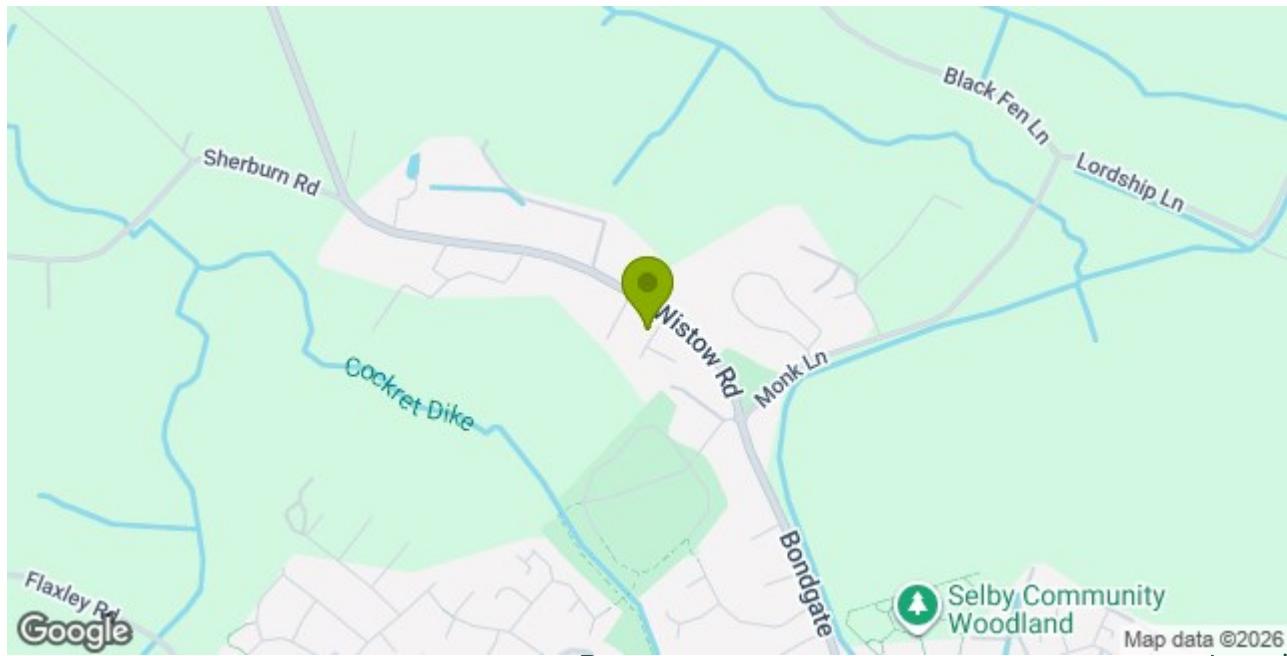
**Imagery Disclaimer:** Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

**Viewings:** Strictly via the agent - Stephensons Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1499 SQ FT / 139.24 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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