



York Road, Cliffe £995 PCM

Unfurnished - a superb large 3 bedroomeed semi-detached house, built and appointed to a very high standard and including a gas fired central heating system and uPVC double glazing. The accommodation briefly comprises:- Entrance hall, ground floor cloakroom/wc, open plan dining kitchen with an attractive range of fitted units and built in cooking facilities, utility room, first floor landing, 3 bedrooms and bathroom/wc combined having a white suite which includes a separate shower cubicle. Outside there are lawned gardens and a patio area to the rear. Parking for two cars. NO SMOKERS OR PETS. Energy rating C 76.



DESCRIPTION

TO VIEW

By appointment with the Agents Selby office.

ENTRANCE HALL

Having a uPVC/double glazed front entrance door, central heating radiator and useful understairs cupboard.

GROUND FLOOR CLOAKROOM/WC

Having a low flush toilet, pedestal hand wash basin, central heating radiator and uPVC double glazed window.

LOUNGE

3.57m x 4.69m (approx.) plus uPVC double glazed bay window. This room features a central heating radiator and coving to the ceiling.

OPEN PLAN DINING KITCHEN

6.52m x 3.55m (approx.) Having a range of light wood style fitted floor and wall units, granite style laminate work surfaces and single drainer stainless steel sink unit. Built in cooking facilities include an electric hob with cooker hood above and electric oven. Plumbing for a dishwasher, partly tiled walls and uPVC double glazed window to the rear. DINING AREA having space for appropriate dining furniture, central heating radiator and uPVC double glazed double French doors leading out to the rear garden/patio.

UTILITY ROOM

2.99m x 1.97m (approx) having a granite style laminate work surface, uPVC double glazed window, plumbing for an automatic washing machine and central heating radiator. The utility room also houses the central heating boiler, and there is a uPVC double glazed entrance door.

FIRST FLOOR LANDING

Having a walk-in airing cupboard with radiator and fitted shelves. Access hatch to the loft.

BEDROOM ONE

4.69m x 3.56m (approx.) Having a uPVC double glazed window to the front, and central heating radiator.

BEDROOM TWO

3.60m x 3.56m (approx.) Having a uPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE

2.81m x 2.59m (approx.). Having a uPVC double glazed window to the rear and central heating radiator.

BATHROOM/WC

Having a white suite comprising panelled bath, separate shower cubicle, pedestal hand wash basin and low flush toilet. Chrome heated towel rail and uPVC double glazed window.

OUTSIDE

To the front of the property there is a lawned garden area and paved pathway. To the rear of the property there is also a grassed area and block paved patio area. Parking for two cars.

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

Broadband Coverage: Up to 1600* Mbps download speed available to order

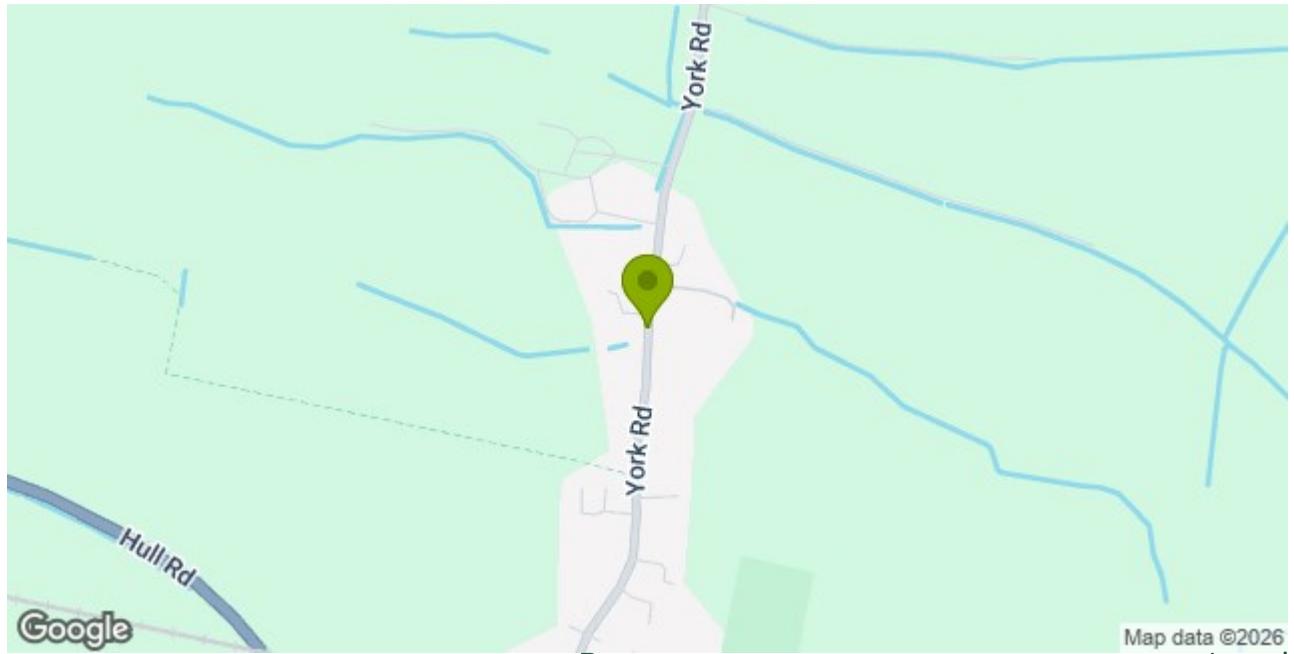
EPC Rating: 76 (C)

Council Tax: North Yorkshire Council Band C

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

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





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