



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, spacious 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. Landing, 2 bedrooms and bathroom/wc with an attractive white suite. Please note, the flat does not have any parking facilities included. WE REGRET NO SMOKERS AND NO PETS.

Ideally situated in the centre of Selby, close to all town centre amenities and with the bus and train station only a short walk away providing access to all regional centres.



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 floors.

PERSONAL ENTRANCE HALL

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

LIVING ROOM

5.31m(17' 5'') x 4.22m(13' 10'') (approx)

A spacious room with two double glazed sash windows, two electric radiators and dining area with space for appropriate dining furniture. Attractive wood grain effect laminate flooring. Access door to the 2nd wc.

KITCHEN AREA

Having an attractive range of cream fitted units with contrasting black granite style laminate work surfaces, stainless steel sink unit, partially tiled walls, integrated fridge and plumbing for an automatic washing machine. Built in cooking facilities include an electric ceramic hob with cooker hood above and electric oven.

WC

Having a low flush toilet and pedestal hand wash basin. Heated towel rail, tiled floor and extractor fan.

LANDING

Having a turned staircase from the hallway, and providing access to the two bedrooms and bathroom/wc. Walk-in storage cupboard which also houses the hot water cylinder.

BEDROOM ONE

4.13m(13' 7'') x 3.36m(11' 0'') (approx)

Having a double glazed sash window and electric radiator.

BEDROOM TWO

3.30m(10' 10'') x 2.46m(8' 1'') (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. Heated towel rail, extractor fan and tiled floor.

Tenure: Freehold

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

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 55 (D)

Council Tax: North Yorkshire Council Band A

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 - Stephenson's Estate Agents - 01757 706707

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

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