...Your proactive estate agent

12 Jesse Close, Selby, YO8 8SB

£210,000

Park Row

** SEMI DETACHED PROPERTY ** THREE BEDROOMS ** EN-SUITE ** GARAGE & OFF STREET PARKING** This property is situated in Selby and comprises: entrance hallway, ground floor w.c, lounge diner and kitchen. To the first floor are two bedrooms and a bathroom and to the second floor is a further bedroom with a dressing area and en-suite. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'

GROUND FLOOR ACCOMMODATION

ENTRANCE
Panel effect reinforced entrance door top section having double glazed frosted panel to front elevation leading through into:

ENTRANCE HALLWAY
3.91 x 1.30 (12'10" x 4'3")
Central heating radiator, tiled flooring and stairs into first floor accommodation with balustrade and turned spindles. Doors leading off:

GROUND FLOOR W.C
1.69 x 1.04 (5'7" x 3'5")
White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splash back. Central heating radiator, uPVC double glazed frosted window to the front elevation and tiled flooring.

LOUNGE DINER
4.80 x 4.41 (15'9" x 14'6")
Feature fireplace. UPVC double glazed patio doors to rear elevation, central heating radiator television and telephone point.

KITCHEN
3.68 x 2.10 (12'1" x 6'11")
Range of white fronted base and wall units wood grain effect in a shaker shaker style with brushed chrome bowed handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching up stand. Brushed steel electric oven and four ring gas hob with brushed steel electric extractor benefitting from down lighting. Integrated dishwasher, fridge, freezer and plumbing for washing machine. UPVC double glazed window to the front elevation, further extractor, central heating radiator and tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING
Further balustrade and spindles. Further staircase leading to second floor accommodation. Door into storage cupboard to provide storage space and telephone point. Doors leading off:

BEDROOM TWO
4.39 x 3.41 (14'5" x 11'2")
Twin UPVC double glazed windows to the front elevation and central heating radiator.

BEDROOM THREE
4.41 x 2.65 (14'6" x 8'8")
Twin UPVC double glazed windows to the rear elevation and central heating radiator.

BATHROOM
2.28 x 2.11 (7'6" x 6'11")
White panel bath with chrome mixer tap over and further chrome shower over. The bath area is tiled to celling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome tap over. The rest of the walls are tiled to mid height. Chrome heated towel rail, extractor and tile flooring.

SECOND FLOOR ACCOMMODATION

LANDING.
Door leading off:

MASTER BEDROOM
3.72 x 4.39 (12'2" x 14'5")
UPVC double glazed window to the front elevation and central heating radiator. Television point, loft access and aperture flowing through into the dressing area:

DRESSING AREA
3.03 x 1.55 (9'11" x 5'1")
Range of fitted wardrobes having wood grain effect doors with brushed chrome 'T' bar handles, one of the doors having centre full length mirror. The wardrobes provide shelving and storage space. Timber framed double glazed sky light window with in built blind to rear elevation. Further double built in wardrobe having hanging and storage space. Door leading into en-suite.

EN-SUITE WET ROOM
2.73 x 1.93 (8'11" x 6'4")
White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Chrome shower and further fixed head shower over. The en-suite is tiled on all walls as well as floor. Central heating radiator. Timber framed double glazed frosted sky light window to rear elevation and extractor.

EXTERIOR

FRONT
Storm porch and outside light. Flagged pathway leading away from the property onto a pedestrian footpath. The front garden is laid to lawn. To the side of the property is a tarmac driveway with decorative stoned borders. Detached brick built garage with electric roller door. Timber pedestrian access gate giving access into the rear of the property.

REAR
Outside flagged patio area with decorative stoned edgings and flagged pathway. The garden is laid to lawn with crushed slate boarders. Outside lamps. Timber decked patio area with inset lighting. Bar area and post and rope railings. The rear is fully enclosed with timber fencing and timber posts.

The Property Ombudsman

Park Row

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

VIEWING

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

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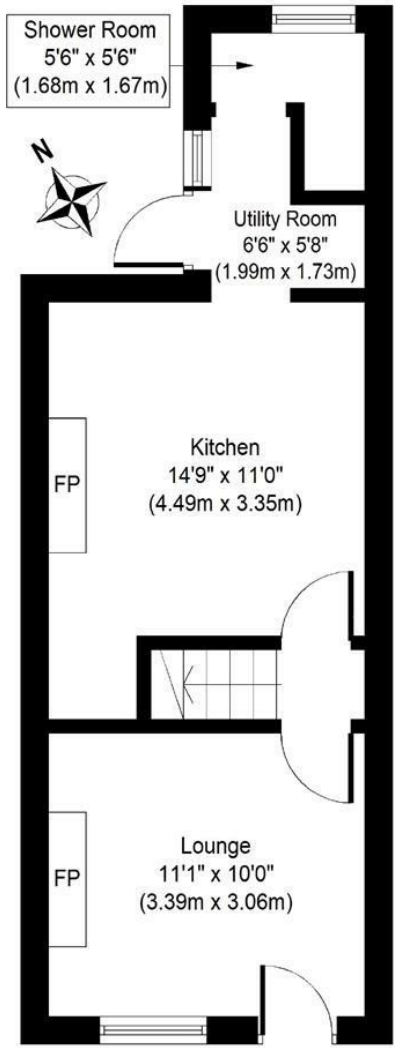

Ground Floor
Approximate Floor Area
334 Sq. ft.
(31.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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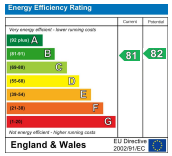

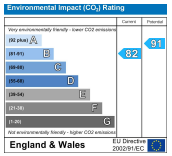

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