



19 Recreation Road  
Selby, YO8 5AL

**Asking Price Of £145,000**

# Property Features

- Inner Terrace House close to Town Centre amenities
- Lounge & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Forecourt & rear Yard
- In need of general repair and refurbishment



## Full Description

### SITUATION

From Selby Town Centre take the Old A19 over the Toll Bridge into Barlby Road. Take the fourth right turn into Recreation Road where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of an Inner Terrace House being situated in a popular location within easy walking distance of Selby Town Centre and all amenities. The property is an ideal Investment Opportunity, having good sized accommodation which is in need of general repair and refurbishment and presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door, radiator and enclosed staircase to the first floor.

#### LOUNGE 14' 0" x 12' 9" (4.27m x 3.89m)

Radiator and understairs cupboard.

#### KITCHEN 12' 0" x 9' 6" (3.66m x 2.9m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled walls and gas central heating boiler.

#### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath and part ceramic tiled walls.



## REAR ENTRANCE LOBBY

UPVC doors leading to the rear yard.

## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

**FRONT BEDROOM** 14' 0" x 12' 9" (4.27m x 3.89m)

Radiator and leading to:



### BOX ROOM

**REAR BEDROOM** 12' 0" x 8' 9" (3.66m x 2.67m)

Radiator and built in cupboard.

**REAR BEDROOM** 8' 6" x 6' 9" (2.59m x 2.06m)

Radiator.



### TO THE OUTSIDE

Small forecourt and enclosed Yard to rear.

### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the Selby District Council.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

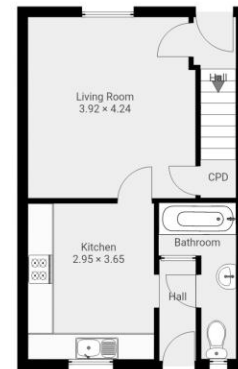
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC347 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.