



51 Courtneys
Selby, YO8 9AD

Offers In Region Of £190,000

Property Features

- SEMI-DETACHED BUNGALOW
- POPULAR LOCATION CLOSE TO TOWN CENTRE
- SPACIOUS CORNER PLOT
- LOUNGE, KITCHEN, 2 BEDROOMS & BATHROOM
- UPDATING REQUIRED



Full Description

SITUATION

51 Courtneys, Selby, North Yorkshire, YO8 9AD will be found when leaving the centre of Selby by taking the A19 (Doncaster Road) and proceeding over the railway crossing and then taking the first right into Courtneys and the property is on the left hand side at the junction of Courneys with The Ruddings.

The market town of Selby offers a good range of facilities and will be found within 7 miles of the M62 motorway at junction 34 and is approximately 12 miles south of the city of York.

DESCRIPTION

The property is a semi-detached bungalow situated in this popular location close to the town centre.

The bungalow contains Entrance Area, Kitchen, Lounge, 2 Bedrooms and Bathroom. Attached Single Garage and Gas Central Heating. Spacious corner plot with good size gardens. Updating required.

ACCOMMODATION

COVERED ENTRANCE PORCH

ENTRANCE AREA 7' 10" x 6' 3" (2.39m x 1.91m)

Having composite double glazed Entrance door with side PVCu double glazed side panel and central heating radiator.

CLOAK CUPBOARD

With central heating radiator.



KITCHEN 12' 6" x 12' 0" (3.81m x 3.66m)

Having PVCu double glazed window, range of units comprising stainless steel sink unit set in laminate working surface mainly to 3 sides with cupboards, drawers and appliance space under and matching wall units. Freestanding fridge-freezer, cooker and washer. Glow-worm Ultra 300Xi gas central heating boiler and central heating radiator.



CENTRAL HALL 6' 10" x 3' 10" (2.08m x 1.17m)

LOUNGE 15' 7" x 11' 10" (4.75m x 3.61m)

Having dual aspect PVCu double glazed windows, ceiling coving, wall mounted gas fire central heating radiator and carpet.



BEDROOM 13' 5" x 11' 2" (4.09m x 3.4m)

Having PVCu double glazed window, ceiling coving and central heating radiator.

2ND BEDROOM 12' 0" x 9' 8" (3.66m x 2.95m)

Having PVCu double glazed window and central heating radiator.

BATHROOM 7' 8" x 6' 3" (2.34m x 1.91m)

Having panelled bath with plumbed shower, pedestal wash basin and W.C. ceiling cupboard with central heating radiator, tiled walls and central heating radiator.

REAR ENTRANCE AREA 7' 10" x 6' 5" (2.39m x 1.96m) (to extremes)

Having PVC double glazed stable type door and window.

OUTSIDE

FRONT GARDEN

Lawn garden with flower border and side drive off Courtney leads to:-



ATTACHED GARAGE 16' 5" x 8' 4" (5m x 2.54m)

Internally with front up and over door.

SIDE GARDEN

Fronting The Ruddings with lawn and flower bed.

FURTHER GARDEN

Lawn garden and paved and Concrete Area.



SERVICES

Mains services of gas, electricity, water and drainage are installed. Gas Central Heating via the combination boiler in the kitchen.

PVCu double glazing as detailed.

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

VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

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.

OUTGOINGS

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

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

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

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.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	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.