



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**2 BURN LANE, BURN, NR SELBY, YO8 8LF  
ASKING PRICE OF £350,000**







#### SITUATION

From Selby take the A19 to Burn. Just before leaving the Village turn left into Brick Kiln Lane, and at the "T" Junction turn left into Burn Lane. The property will be found on the right handside of Burn Lane being clearly marked by one of our distinctive For Sale Boards.

#### THE PROPERTY

This consists of an Individual Detached Bungalow being situated in open Countryside to the east of the popular residential Village of Burn which is ideally placed for Leeds, York, Hull and J34 of the M62. The well presented and spacious accommodation presently comprises:

#### GROUND FLOOR

##### ENTRANCE PORCH

Wrought iron security gates leading to:

##### ENTRANCE HALL

UPVC front door, radiator with ornate cover, quarry tiled floor and open tread staircase to the first floor.





**LOUNGE 12' 3" x 11' 9" (3.73m x 3.58m)**

Marble fire surround housing wood burning stove.  
Radiator, oak floor and patio doors into:

**CONSERVATORY 14' 6" x 11' 9" (4.42m x 3.58m)**

Radiator, fanlight, oak floor and French door leading to the rear garden.

**DINING ROOM 15' 0" x 12' 3" (4.57m x 3.73m)**

Recessed fireplace housing wood burning stove.  
Radiator, oak floor and downlighters.



**KITCHEN 12' 3" x 8' 0" (3.73m x 2.44m)**

Range of units comprising sink unit, base units with granite worktops and wall cupboards. Built in oven and ceramic hob with extractor over. Downlighters, part ceramic tiled walls and ceramic tiled floor.

**BAR 7' 6" x 6' 9" (2.29m x 2.06m)**

Fitted Bar and ceramic tiled floor.

**UTILITY ROOM 11' 6" x 6' 0" (3.51m x 1.83m)**

Base units with worktops, quarry tiled floor, large cupboard with plumbing for auto washer and UPVC doors to both front and rear.



**FRONT BEDROOM 12' 3" x 11' 6" (3.73m x 3.51m)**

Feature cast iron fireplace, radiator and pitch pine timber floor.

**SHOWER ROOM**

White suite comprising walk in shower, vanity washbasin with granite top and low flush WC.  
Heated towel rail, downlighters and built in cupboard.

**FIRST FLOOR**

**LANDING**

This is approached via the open tread staircase from the Entrance Hall and opening from the Landing which has a built in cupboard and Velux roof light are:

**FRONT BEDROOM 13' 9" x 9' 3" (4.19m x 2.82m)**

Radiator, Velux roof light and cupboard overstairs.

**ENSUITE BATHROOM**

White suite comprising panelled in bath, vanity washbasin and low flush WC. Velux roof light, ceramic tiled walls and ceramic tiled floor.







**SIDE BEDROOM 9' 3" x 7' 9" (2.82m x 2.36m)**  
Radiator, Velux roof light and built in cupboard.

#### TO THE OUTSIDE

Ample OFF STREET PARKING to front.

Lawned Gardens to front and rear which enjoy long distance open views over surrounding Countryside.

Patio area to rear with BBQ.

#### SERVICES

It is understood that mains water and electricity are laid to the property with drainage to a Septic Tank. There is oil 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 C, which is payable to the North Yorkshire Council.



#### VIEWING

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

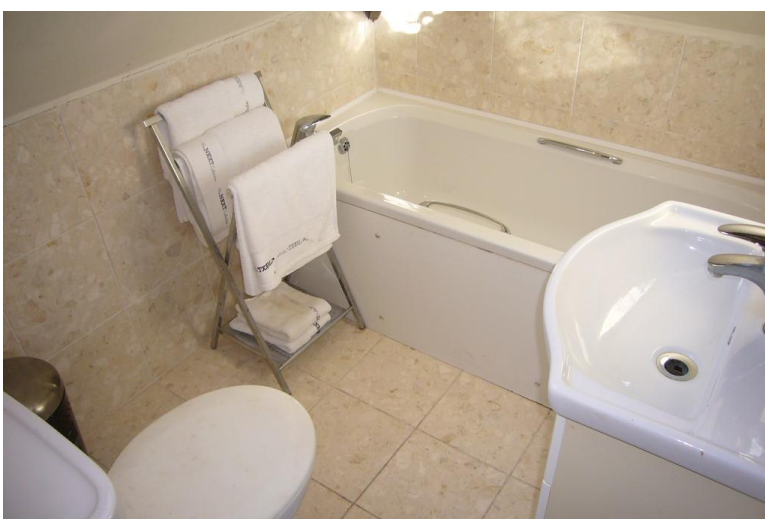
#### OFFER PROCEDURE

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.

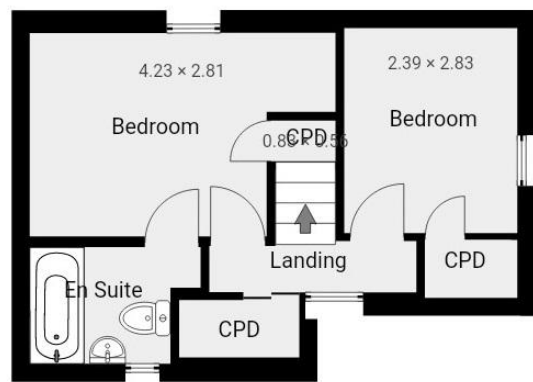
### FLOOR PLANS

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.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





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