5 Almond Tree Avenue, Carlton, DN14 9QG
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Tenure – Freehold; Services – All mains services connected
Council Tax – Selby Council Band C; EER – 64 (D)
Viewings – Via Selby Office 01757 706707

A well presented link detached house enjoying three double bedroom living accommodation with delightful rear garden and attached single garage.

£189,995

Located within this ever popular development in the centre of Carlton, we have pleasure in advertising for sale this spacious, skilfully extended 3 bedroom link detached house ideal for young and mature families alike. The internal accommodation is accessed into a front entrance hall, having a staircase leading to the first floor accommodation in addition to a double fronted built in cloaks cupboard, separate built in shelved cupboard and single radiator.

The principal downstairs reception room is a spacious lounge having a feature Living Flame coal effect gas fire set on a marble hearth. The lounge benefits further from a double radiator, television aerial point and coved cornices.
Located off the lounge is a separate dining room with uPVC framed double glazed French doors leading out onto the rear garden beyond. The dining room features oak effect laminated flooring with coved cornices and double radiator.

The kitchen boasts a range of built in base units to three sides with rounded edge work surfaces over, incorporating a stainless steel sink unit. There is a matching range of high level storage cupboards to the side elevation with tile splashback. There is an electric point for cooking, with recess providing space for a free standing fridge freezer unit. A built in understairs cupboard offers useful additional storage, in addition to a radiator and coved cornices. The property's utility room is located off the kitchen, having plumbing for an automatic washing machine and housing the Worcester gas fired central heating boiler. There is a uPVC framed double glazed rear entrance door and integral garage access.

The first floor landing services all the first floor accommodation and has a built in linen cupboard and loft hatch. The property's front extension means all three of the bedrooms are spacious doubles each with radiators and uPVC framed double glazed casement windows. The second bedroom, located at the rear, also comes with a double fronted built in wardrobe.

The internal accommodation is completed by a modern house bathroom having a traditional three piece suite with tile splashbacks and Gainsborough shower head over the bath. The bathroom features a heated chrome towel rail with vinyl flooring and an extractor fan.
Externally the property is accessed directly off Almond Tree Avenue onto a block paved front driveway which provides off street parking and in turn accesses the attached single garage which is equipped with light and power. The property's front garden is laid to gravel with a block paved driveway leading through a lockable garden gate into the rear garden beyond.

Running full width across the rear elevation is a further block paved patio with pergola which in turn steps out onto a shaped lawned rear garden with herbaceous side and rear borders and surrounding fenced boundaries. An 8’ x 6’ (approx) garden shed is included within the sale, with an outside water tap situated off the rear elevation.

The property benefits from gas fired central heating and uPVC framed double glazing throughout, and an early inspection is strongly recommended to appreciate the quality of the accommodation offered.