

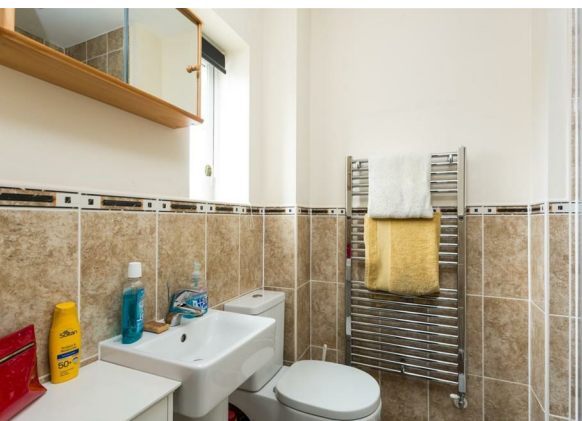


Ash Way, Selby £185,000

Situated on the fringe of this popular village development, this three bedroom semi-detached property offers spacious internal accommodation and off street parking for two motor vehicles.



The property welcomes you into an entrance hallway having a useful downstairs cloakroom/w.c. and turned staircase leading to the first floor accommodation. To the front of the property is a well-equipped kitchen comprising an integrated fridge freezer, dishwasher, oven and four ring gas hob with extractor hood over. Furthermore, there are wall and base gloss units with work surfaces and a stainless steel sink unit with drainer.

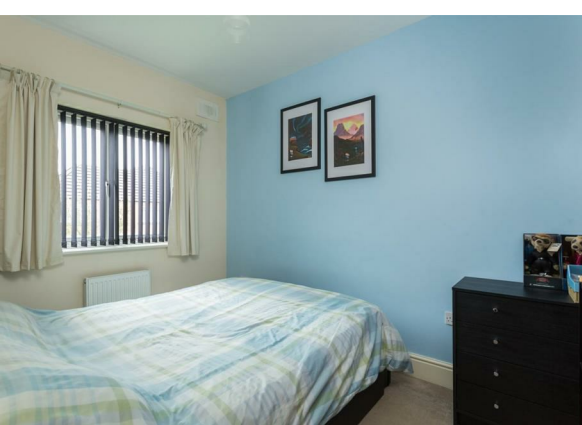


A spacious lounge completes the ground floor arrangement and enjoys great space to accommodate appropriate living room furniture. There is a convenient understairs cupboard perfect for storage, television aerial points and a pair of French doors leading to the rear garden.



The first floor landing serves all three bedrooms, house bathroom and airing cupboard. The master bedroom is located to the front of the property and is complemented by a modern en-suite having a shower cubicle, pedestal hand wash basin, low flush w.c. and a chrome heated towel. Bedroom two is double in size and bedroom three is a single and is currently used as the present owners home office/study. All three bedrooms benefit from a double glazed casement window and central heating radiator. There is also a fitted loft ladder which gives access to a partially boarded loft space.

The family bathroom has a white three piece suite, having a panelled bath, pedestal hand wash basin and low flush w.c. There is an extractor hood and chrome heated towel rail.



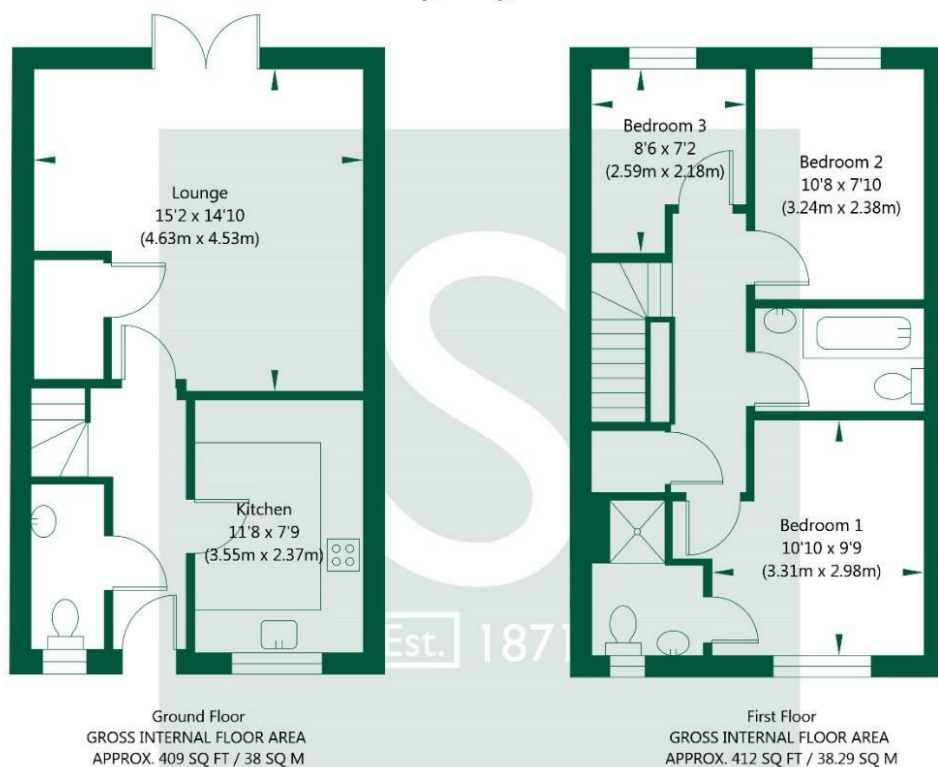
Externally the property is nestled away on the fringe of the development. To the front, there is allocated off street parking for two motor vehicles. There is a small low maintenance garden and a pathway that runs alongside the property to the rear garden. The rear is predominantly laid to lawn and enclosed to all three sides by fenced boundaries. There is a good sized flagged paved patio area, ideal for outdoor furniture and catching the morning sun.

The property represents an excellent opportunity to purchase a modern and spacious home, perfect for first time buyers and small families alike. A viewing is highly recommended.

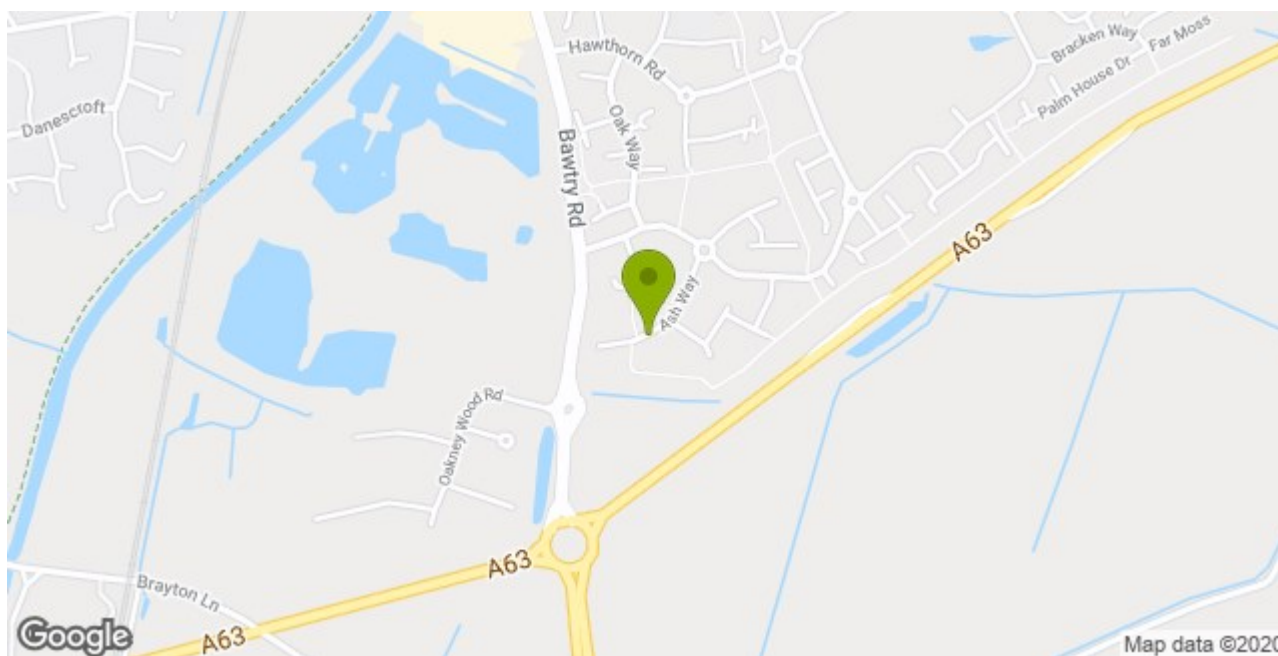
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Ash Way, Selby, YO8 8RX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 821 SQ FT / 76.29 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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