



49 Cedar Crescent

Selby, YO8 4JW

£249,995



Completely renovated and upgraded, this excellent 3 bed 2 bath detached family home lies in a cul-de-sac location in the premier Leeds Road area of Selby. The property boasts brand new fully fitted kitchen with new oven, hob, dishwasher, fridge and freezer. Both the family bathroom and en suite shower room to the main bedroom are also recently installed, plus benefits include UPVC windows, brand new fascias and soffits, gas central heating, downstairs WC, brand new carpets and fully redecorated throughout. Presented to showroom standard, this superb property is available with NO UPWARD CHAIN! Contact the Agent to arrange a viewing.



Covered porch

Composite front entrance door into;

Lobby 5'7" x 5'2" (1.71m x 1.60m)

Central heating radiator. UPVC double glazed side window. Staircase to first floor.

Downstairs WC

WC and wash hand basin. Heated towel rail. UPVC double glazed window.

Lounge 14'6" x 12'2" (4.44m x 3.73m)

UPVC double glazed front window. Central heating radiator. Wood fireplace surround with marble inset and hearth and living flame coal effect gas fire. Understairs cupboard.

Kitchen/diner 15'7" x 9'8" (4.77m x 2.97m)

Brand new fully fitted kitchen with brand new electric oven, four ring gas hob and brand new dishwasher and fridge/freezer, brand new stainless steel 1 1/2 bowl sink unit and drainer. Space for washer. UPVC double glazed rear window. UPVC double glazed rear patio doors off dining area. Central heating radiator. Wall mounted gas central heating boiler (serviced October 2020).

Staircase to first floor

Landing

UPVC double glazed side window. Airing cupboard with hot water cylinder.

Bedroom one (front) 12'3" x 9'10" (3.74m x 3.01m)

UPVC double glazed front window. Central heating radiator.

En suite shower room 4'3" x 6'11" (1.32m x 2.11m)

Recently refurbished en suite comprising; shower with glazed screen, WC and wash hand basin. Heated towel rail. Half tiled. UPVC double glazed window.

Bedroom two (rear) 8'11" x 8'3" (2.73m x 2.53m)

UPVC double glazed rear window. Central heating radiator.

Bedroom three (rear) 8'3" x 6'4" (2.53m x 1.94m)

UPVC double glazed rear window. Central heating radiator.

Family Bathroom 5'11" x 6'1" (1.82m x 1.87m)

Recently refurbished modern white bathroom suite comprising; bath, WC and wash hand basin. Half tiled. Heated towel rail. Shower fitment above bath with glazed shower screen. Xpelair fan. Side window.

Outside - front and side

Tarmac driveway providing ample off road parking for several vehicles. Detached brick built garage with up-and-over door, power and light.

Outside - rear

Lawned rear garden enjoying afternoon and evening sunshine with fence surround, paved area behind garage and views over the cricket and rugby club.

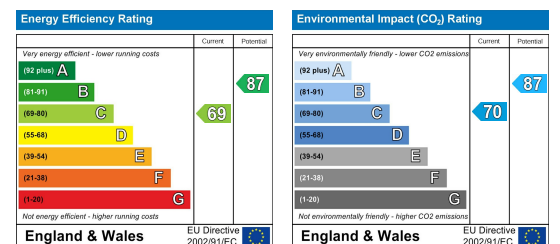
Area Map



Floor Plans



Energy Efficiency Graph



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