



1 Barn Elms, Camblesforth

£299,950

- Detached Home
- Utility Room
- Off Street Parking
- No Onward Chain
- 4 Bedrooms
- Spacious Lounge
- Single Integral Garage
- Kitchen Diner
- Good Size Rear Garden
- Gas Central Heating

An impressive 4 bedroomed detached house, offering spacious living accommodation. The accommodation includes a gas fired central heating system, uPVC double glazing and briefly comprises:- Entrance hall, lounge, spacious dining kitchen with an attractive range of cream fitted units and contrasting black granite style laminate work surfaces. Integrated appliances and built in cooking facilities. Dining area with uPVC double glazed french doors to the rear garden, utility room, ground floor cloakroom/wc, first floor landing, 4 bedrooms (master bedroom with en-suite shower room/wc) and family bathroom/wc combined. Block paved driveway to the front, integral garage and enclosed lawned garden to the rear. INTERNAL VIEWING HIGHLY RECOMMENDED. Energy rating B 84.

LOCATION

From Selby town centre/Gowthorpe proceed to the traffic lights by Selby Abbey and turn right onto Park Street (A1041) and continue along Park Street when this road later becomes known as Bawtry Road. Proceed ahead at the mini-roundabout by the Three Lakes Retail Park, and continue to the roundabout with Selby by-pass. Take the second exit continuing along the Bawtry Road (A1041) and continue ahead for approximately a further 3 miles and on entering Camblesforth village proceed ahead to the roundabout and take the first exit along the A645. Take the first turning left into Brigg Lane, follow the road round, pass the play area on the right then after a short distance as the road bears right, turn left when Barn Elms will then be found on the right hand side.

ENTRANCE HALL

Having a part double glazed front entrance door, central heating radiator and understairs recess.

LOUNGE

Having a uPVC double glazed window and central heating radiator.

DINING KITCHEN

The kitchen area includes an attractive range of cream fitted units with contrasting black granite style laminate work surfaces and one and a half bowl single drainer stainless steel sink unit with mixer tap. Built in cooking facilities include an electric hob with cooker hood above and electric oven. Integrated fridge freezer and dishwasher. uPVC double glazed window to the rear. DINING AREA having space for appropriate dining furniture, central heating radiator and uPVC double glazed double french doors leading out to the rear garden.

UTILITY ROOM

Having matching cream fitted units with contrasting black granite style laminate work surface and single drainer stainless steel sink unit. Plumbing for an automatic washing machine, central heating radiator. uPVC double glazed window.

CLOAKROOM/WC

Having a low flush toilet, pedestal hand wash basin, central heating radiator and uPVC double glazed window.

FIRST FLOOR LANDING

Featuring a turned staircase from the entrance hall with spindle style balustrade. uPVC double glazed window to the front, central heating radiator and access hatch to the loft.

BEDROOM ONE

Having a uPVC double glazed window to the front and central heating radiator.

EN-SUITE SHOWER ROOM/WC

Having a white suite comprising shower cubicle, pedestal hand wash basin and low flush toilet. Central heating radiator and uPVC double glazed window.

BEDROOM TWO

Narrowing to 3.41m (approx). Having a uPVC double glazed window to the front and central heating radiator.

BEDROOM THREE

Having a uPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

Having a central heating radiator and uPVC double glazed window to the rear.

FAMILY BATHROOM/WC

Having a white suite comprising panelled bath with shower above, pedestal hand wash basin and low flush toilet. Central heating radiator and uPVC double glazed window.

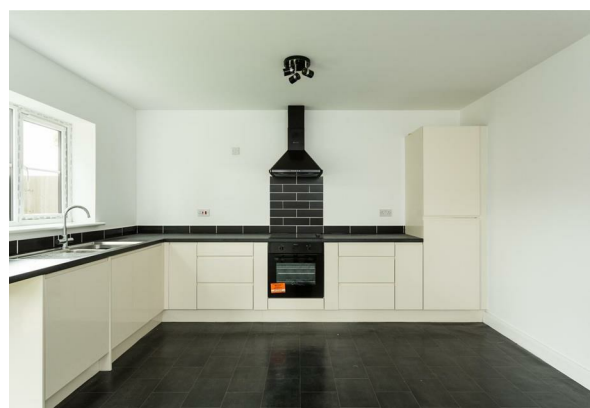
OUTSIDE

To the front of the property there is a gravelled area and block paved driveway providing access to the INTEGRAL GARAGE 5.10m x 2.59m (approx.) having an up and over door and light and power points. To the rear of the property there is an enclosed lawned garden with paved patio area.

We understand that there is an option to acquire additional land beyond the rear garden fence from Camblesforth Hall. For more information please ask a member of staff.

LOCAL AUTHORITY

Selby District Council.



COUNTY AUTHORITY

North Yorkshire County Council.

AGENTS NOTE

Any mains services to the property together with electrical, oil, water, gas and mechanical appliances have not been tested by the agents.

Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact.

FLOORPLAN

Not to scale, for identification purposes only.

CONSUMER PROTECTION 2008

Stephensons with Boulton and Cooper for themselves and for the vendors for whom they act, give notice that:-

i) Messrs Stephensons with Boulton and Cooper, their servants or agents (the firm), accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection from Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Regulations.

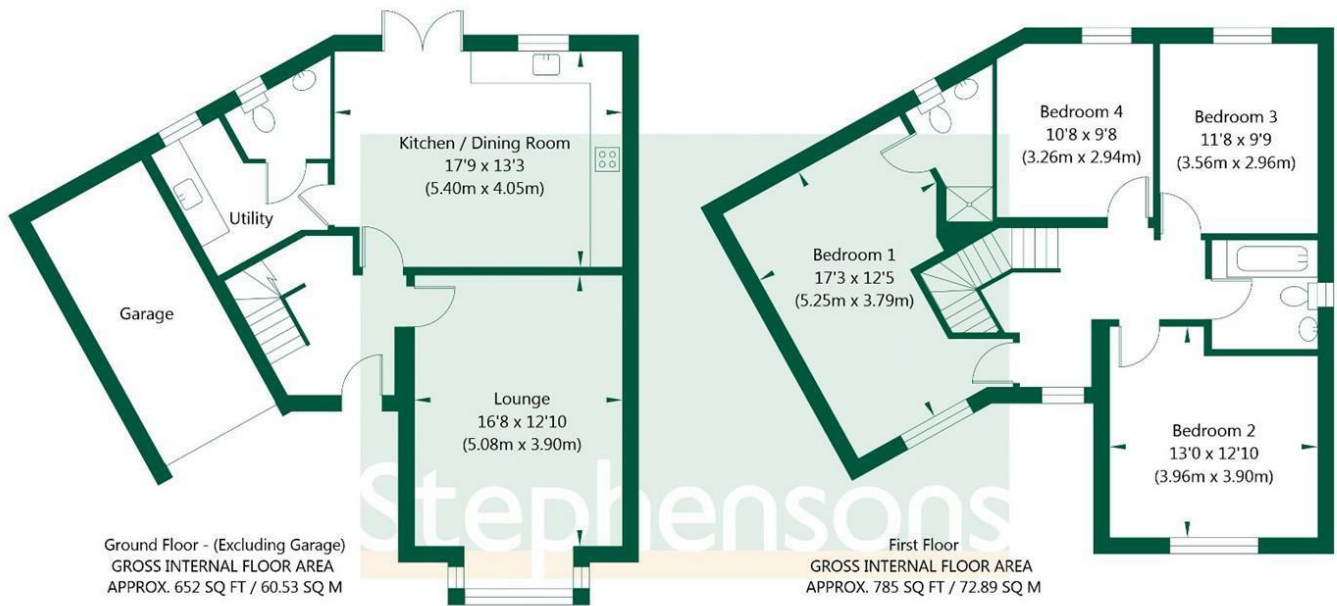
ii) The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.

iii) No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.

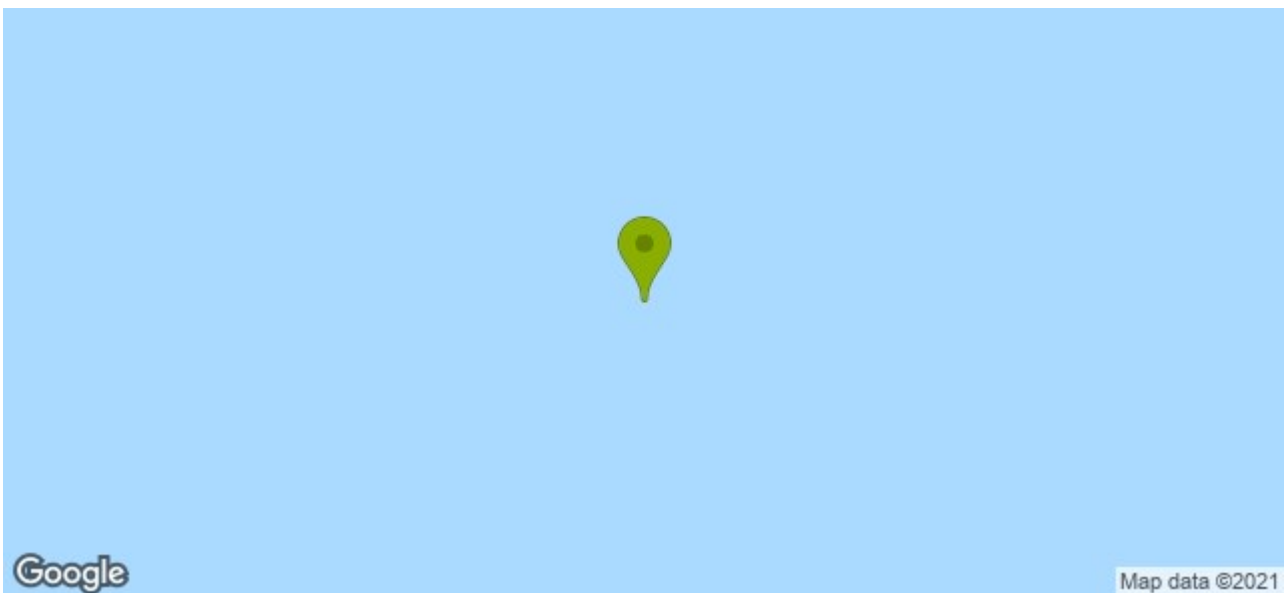
iv) Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.



Barn Elms, Camblesforth, YO8 8GY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1436 SQ FT / 133.42 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2016



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

