



 4  
Bedrooms

 1  
Bathroom

Tenure :  
Freehold





Tudor Sales and Lettings are proud to present this extended semi-detached bungalow for sale. Situated on Courtneys, a quiet street, close to local amenities and close to Selby town centre. The accommodation comprises in brief, Kitchen, Living room, Bathroom, and four bedrooms one with en-suite WC. With off street parking for at least three cars there is a garden area to the front and rear and the property benefits from a detached garage. Early viewing is advised as it is expected to sell quickly.

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**Kitchen** 9' 2" x 8' 8" (2.79m x 2.64m)

Fitted kitchen with a range of wall and base units with tiled splashback including integrated fridge freezer and oven with hob and extractor fan over, sink with mixer tap, wood effect flooring, centrally heated radiator and two double glazed windows.

**Living room** 15' 6" x 11' 6" (4.72m x 3.51m)

Large living room with coving to ceiling, double glazed window to front and centrally heated radiator. Feature fireplace with mantelpiece surround.

**Bathroom** 6' 4" x 5' 4" (1.93m x 1.63m)

Bathroom with three piece white bathroom suite comprising of bath with shower over, sink and low flush WC. Double glazed window with privacy glass

### **Bedroom 1**

Large double bedroom with useful under stairs storage cupboard, double glazed window and centrally heated radiator

**Bedroom 2** 17' 5" x 8' 8" (5.31m x 2.64m)

Situated upstairs this is accessed via bedroom 3 and has the benefit of an en-suite WC with space to install a shower if required. Double glazed window and centrally heated radiator

**Bedroom 3** 10' 7" x 10' 0" (3.23m x 3.05m)

Double bedroom with double glazed window and centrally heated radiator

**Bedroom 4** 8' 8" x 7' 4" (2.64m x 2.24m)

Bedroom with double glazed window to the rear aspect and centrally heated radiator

**Loft room/ Office** 11' 6" x 5' 2" (3.51m x 1.57m)

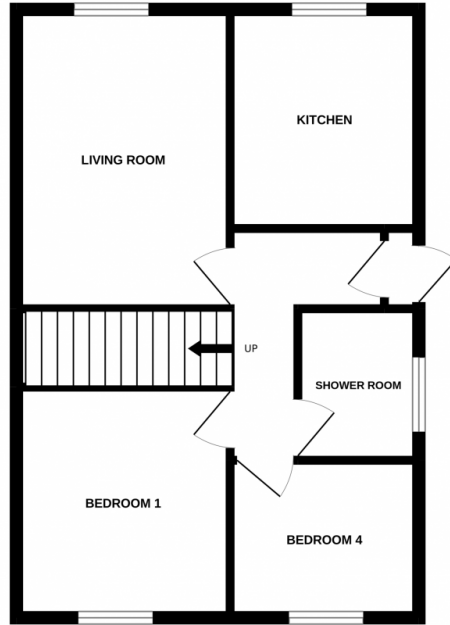
This is a multi-purpose room without the benefit of window or heating. Could be a playroom, office or storage space, the choice is yours!

### **External**

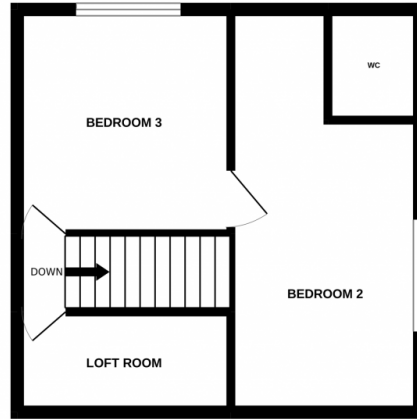
Off street parking for at least three cars there is a garden area to the front and rear and the property benefits from a detached garage



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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