



117 Doncaster Road, Selby

£187,500

Occupying a premier location close to schools and medical facilities, this excellent three bedroomed semi detached traditional family home is realistically priced and available with NO UPWARD CHAIN. The property boasts gas central heating, brand new roof (fitted January 2018), UPVC double glazed windows, separate lounge and dining room, spacious kitchen extension, three first floor bedrooms and family shower room. Excellent gardens to front and rear, driveway with hardstanding for several vehicles further enhance this quality family home.



Entrance porch

UPVC glazed front entrance door.
UPVC double glazed window to side.

Entrance hallway

Original wooden door with leaded glass top and side window. Central heating radiator. Staircase leading to the first floor.

Lounge 4.0m x 3.7m (13'1" x 12'2")

UPVC double glazed box bay window to front. Feature open fireplace. Laminate flooring. Central heating radiator.

Dining room 3.5m x 3.4m (11'6" x 11'2")

Welsh slate feature open fireplace with tiled inset. Laminate flooring. Central heating radiator. UPVC french doors to rear garden.

Kitchen 5.6m 2.7m (18'4" 8'10")

UPVC double glazed window to side and rear. Range of high gloss wall and base units, 1 ½ bowl sink unit and drainer, space for cooker and tumble dryer, plumbed for dishwasher, integrated fridge/freezer, integrated freezer and plumber for washer. Extractor fan. Laminate flooring. Door to rear garden.

Staircase to first floor

Landing

Bedroom 1 3.7m x 3.5m (12'2" x 11'6")

UPVC double glazed window to front.

Laminate flooring. Central heating radiator.

Bedroom 2 3.7m x 3.4m (12'2" x 11'2")

UPVC double glazed window to rear. Laminate flooring. Central heating radiator.

Bedroom 3 2.3m x 1.9m (7'7" x 6'3")

UPVC double glazed window to front. Laminate flooring. Central heating radiator.

Bathroom 2.3pm 1.9m (7'7" 6'3")

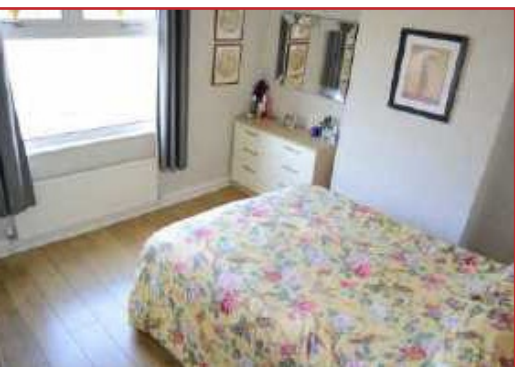
UPVC double glazed window to front. Laminate flooring. Central heating radiator. Shower cubicle, WC and wash hand basin. Fully tiled.

Outside front

Lawned front garden with mature shrubs. Block paved driveway providing parking for three cars.

Outside - rear

Lawned rear garden with mature shrubs and borders. Paved patio. Shed.



Keith Taylor

56 Gowthorpe, Selby, YO8 4ET

T: 01757 709457

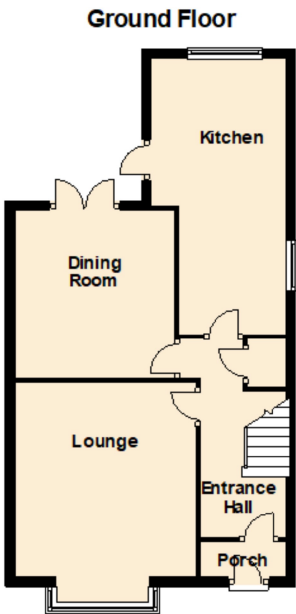
F: 01757 213335

sales@keithtaylorproperty.co.uk

www.keithtaylorproperty.co.uk

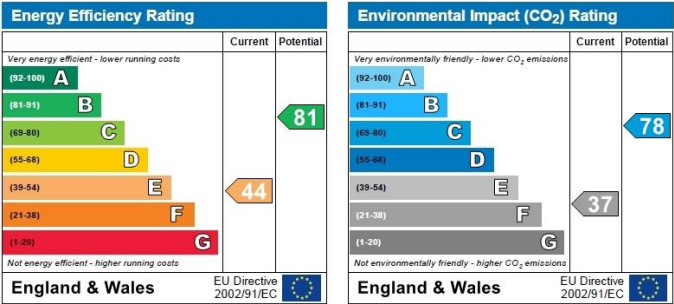
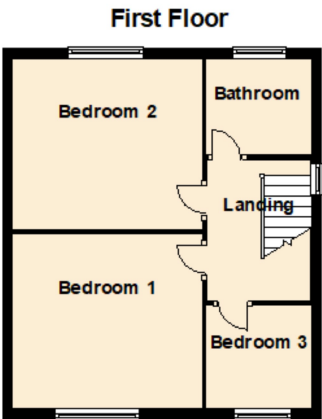
FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



FLOOR PLAN - FIRST FLOOR

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