



## Selby Road, Camblesforth Offers over £250,000

This STUNNING barn conversion is new to the market and must be seen to fully appreciate everything it has to offer. With open plan living, 2 (could be 3) bedrooms, modern kitchen and breakfast room and pleasant family bathroom - properties like this do not come along often! A double garage and garden with lots of potential further enhance this attractive home.

Avoid disappointment and call to arrange an appointment today!



**Side entrance lobby 1.44m x 1.25m  
(4'9" x 4'1")**

Solid wood inner door.

**Main reception/lounge/diner 8.42m  
x 4.70m (27'7" x 15'5")**

UPVC box bay front window and two UPVC side windows. Window seats with storage under front bay. Solid wood floor. Feature brick fireplace surround with York stone hearth and multi fuel cast iron stove. Three central heating radiators. Completely open galleried landing overlooking ground floor. Staircase leading to first floor with spindle banister. Cast iron ceiling supports. Store cupboard.

Glazed door to storage area and inset cupboard.

**Downstairs bathroom 3.66m x  
1.82m (12'0" x 6'0")**

White suite comprising; bath, WC and wash hand basin. Half panelled walls. UPVC double glazed rear window. Central heating radiator. Tiled floor. Separate corner shower unit with glazed screen.

**Kitchen 5.12m x 2.53m (16'10" x  
8'4")**

UPVC double glazed side window. Fitted kitchen comprising; wall and base units, ceramic sink and drainer with tiled splashbacks, Rangemaster gas cooking range, integrated fridge/freezer. Central

heating radiator. Archway to;

**Breakfast area 2.99m x 2.09m (9'10"  
x 6'10")**

Exposed brick walls and UPVC double glazed windows and roof with polycarbonate top. Rear UPVC door to garden.

**Staircase to first floor**

Spindle banister.

**Galleried landing**

Exposed beams. Ceiling Velux window.

**Bedroom one (rear) 5.09m x 4.45m  
(16'8" x 14'7")**

Two UPVC double glazed rear windows plus Velux window. Exposed ceiling. Range of fitted wardrobes to one wall.

**Bedroom two (front) 4.63m x 2.70m  
(15'2" x 8'10")**

UPVC double front window. Central heating radiator. Velux window. Beamed ceiling.

**Outside - front**

Gravel driveway to detached brick garage with up-and-over door, tiled roof and wood frame side door. Plumbed for washer.

**Outside - side**

Side patio garden.

**Outside - rear**

Lawned rear garden with wall and hedge surround. Garden shed.



**Keith Taylor**

56 Gowthorpe, Selby, YO8 4ET

T: 01757 709457

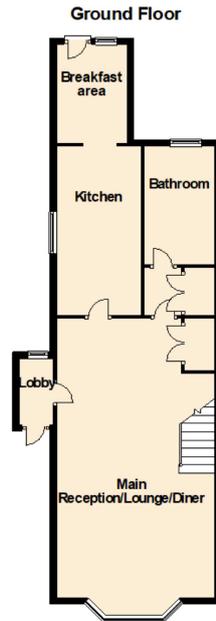
F: 01757 213335

sales@keithtaylorproperty.co.uk

www.keithtaylorproperty.co.uk

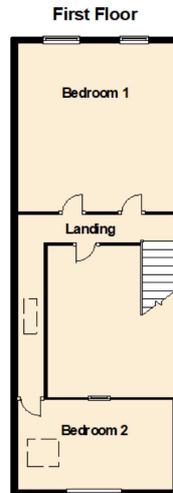
## FLOOR PLAN - GROUND FLOOR

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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**Keith Taylor**

56 Gowthorpe, Selby, YO8 4ET  
T: 01757 709457  
F: 01757 213335  
sales@keithtaylorproperty.co.uk  
www.keithtaylorproperty.co.uk