



**26 Station View  
Selby, YO8 9GL**

**£725 Per month**

MODERN TWO DOUBLE BEDROOMS MID TERRACED HOUSE  
KITCHEN, GROUND FLOOR WC, STORAGE,  
DOUBLE PARKING, ENCLOSED REAR GARDEN  
EXCEPTIONAL ORDER THROUGHOUT  
SOUGHT AFTER AREA  
AVAILABLE NOW  
EPC C

## 26 Station View, Selby, YO8 9GL

### Summary

**\*\*MODERN KITCHEN\*\*ENCLOSED GARDEN\*\*MODERN BATHROOM** \*\*Sited in Hambleton this mid terrace house briefly comprises: entrance hallway, lounge/ diner, downstairs cloakroom and kitchen. To the first floor are two bedrooms and bathroom.

### Entrance Hallway

Storage cupboard to provide storage space/.Central heating radiator stairs leading to first floor accommodation with balustrade and spindles. Doors leading off. Further understairs storage cupboard to provide storage space this cupboard is plumbed for washing machine.

### Kitchen

6'2 x 8'11 (1.88m x 2.72m)



Range of base and wall units, wood grain and cream fronted with brushed chrome bowed handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching upstand. Integrated brushed steel electric oven and integrated microwave. Four ring gas hob with brushed steel and brushed steel glass electric extractor fan with the benefit of downlighting. Integrated fridge and freezer. UPVC double glazed window front elevation and tiled effect cushion flooring..

### Downstairs W.C

1'12 x 1'63 (0.30m x 0.30m)



- White low flush W,C with chrome fittings, white wall mounted wash hand basin with chrome mixer tap over with chrome waste. Tiled splashback. Extractor fan and wood effect cushion flooring. Central heating radiator.

### Lounge/ Diner

12'10 x 12'8 (3.91m x 3.86m)



UPVC double glazed double doors to the rear elevation flanked by UPVC double glazed units to either side to rear elevation. Central heating radiator, TV and telephone point.

### Landing

Loft access. Further balustrade and spindles. Central heating radiator and door into storage cupboard housing the central heating boiler. Doors leading off.

### Bedroom 1

10'11 x 12'8 (3.33m x 3.86m)



Up to fitted wardrobes. Range of fitted wardrobes with maple trimmed full length mirrored sliding doors to provide hanging, shelving and storage space. UPVC double glazed window to the rear elevation. Central heating radiator, TV and telephone point.

### Bedroom 2

12'8 x 8'3 (3.86m x 2.51m)

Door going into handy overstairs storage cupboard providing shelving and storage space. UPVC double glazed window to front elevation and central heating radiator.

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### Bathroom

6'3 x 6'6 (1.91m x 1.83m'1.83m)



White panel bath with chrome mixer tap over, further inset chrome shower and controls over bath with chrome trimmed shower screen. Over bath and shower area is tiled to ceiling height. White wall mounted wash hand basin with chrome mixer tap over. Electric shaver point. White low flush W.C with chrome fittings. Extractor fan and chrome wall mounted heated towel rail. Wood effect cushion flooring down.

### Front




Outside lamp. Flagged pathway leading away from the property dividing the garden into two lawned sections with herbaceous borders. Two off street allocated parking spaces.


### Rear Garden



Flagged patio area. Flagged pathway leading to the bottom of the garden. Garden is laid to lawn with herbaceous borders and stone edges. Fully enclosed with timber fence, timber posts and brick wall. Timber pedestrian access gate to the bottom of the garden giving access to service lane at rear of property.



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |