



6 Brier Lane, Selby

£240,000

- Deceptively Spacious
- Conservatory
- Parking for Numerous Vehicles
- 2 Reception Rooms
- 3 Double Bedrooms all with BI Wardrobes/Storage Space
- Gardens Front & Rear
- Kitchen with Fitted Units
- Modern Bathroom with Over Bath Shower
- EER 47 (E)

A deceptively spacious property extending to over 1,050 sq. ft. standing within a generous plot size of 0.14 acre.

The property is situated on the outskirts of the village of Newland surrounded by open fields, ideal for country pursuits. The property adjoins a row of eight semi-detached properties, all serviced by their own private driveway and outdoor gardens.

On entering the property, a porch leads through into the accommodation. An entrance hall gives access to the ground floor arrangement, with a staircase leading to the first floor landing. The ground floor enjoys two reception rooms and kitchen with a conservatory built to the side elevation.

The lounge is located to the front of the property and enjoys a spacious yet cosy room with a beautiful wood burning stove. The fireplace is made of cast iron and the room further benefits from laminate flooring and a double glazed window to the front elevation.

There is a second reception room with French doors leading out to the rear garden, which can also be used for a range of different purposes depending on the individual(s) requirements. Currently, the present owners are using this room as a lounge/home office with access into the side pantry or storage area. Again, laminate flooring continues throughout the entire ground floor and upstairs, with the exception of the staircase and landing.

The kitchen is located to the rear of the property and forms part of a single storey extension with side access into the conservatory and beyond. The kitchen comprises a number of cream base units to two sides incorporating an LPG gas cooker and electric oven. There is a stainless steel sink unit and drainer with solid oak work surfaces over the base units. There is a built in fridge and freezer along with plumbing for an automatic washing machine.

The conservatory is positioned to the rear left of the property, adjacent to the kitchen and is of brick and uPVC construction. There are surrounding double glazed windows and a separate door leading to the car port area and rear garden beyond. Not only does this provide further ground floor accommodation space, there is an existing footprint in place to incorporate additional extension works with the main house, subject to planning and approval.

To the first floor, a landing gives access to three well proportioned double bedrooms and modern bathroom. All three of the bedrooms benefit from a double glazed window and central heating radiator. Furthermore, there are built in wardrobes/storage space in each bedroom.

The internal accommodation is completed by a modern bathroom comprising a traditional three piece suite with shower attachment over the bath. Central heating radiator and frosted double glazed window.

Externally, the property is set back from the main road occupying a pleasant position with both front and rear views of the open countryside. The property is accessed by a tarmac driveway to the left providing off street parking for numerous motor vehicles. The impressive front garden has enclosed boundaries. The LPG tank which operates the central heating system will be found in the front garden.

Underneath the car port to the left and around the back is the bulk of the outdoor space, enjoying a generous rear garden having enclosed fenced boundaries to all three sides. Immediately from the property is a patio area merging into a raised decking area with a timber framed shed.

The rest of the garden is predominantly laid to lawn before a leading into the gravelled area at the bottom. There are a number of fruit trees and two further sheds which are all included within the sale.

The property is serviced by LPG central heating and a shared septic tank between the adjoining row of other properties. The size of this property is undoubtedly one of the main selling features, extending to 0.14 acre with the existing footprint of the property being 1,052 sq. ft.

A number of private residents along the same row have either extended or converted the loft into living accommodation, and therefore this property provides that same scope and potential, subject to planning. All viewings are strictly by appointment only and strongly encouraged by the selling agent.

EER- 47 (E)

Tenure - Freehold

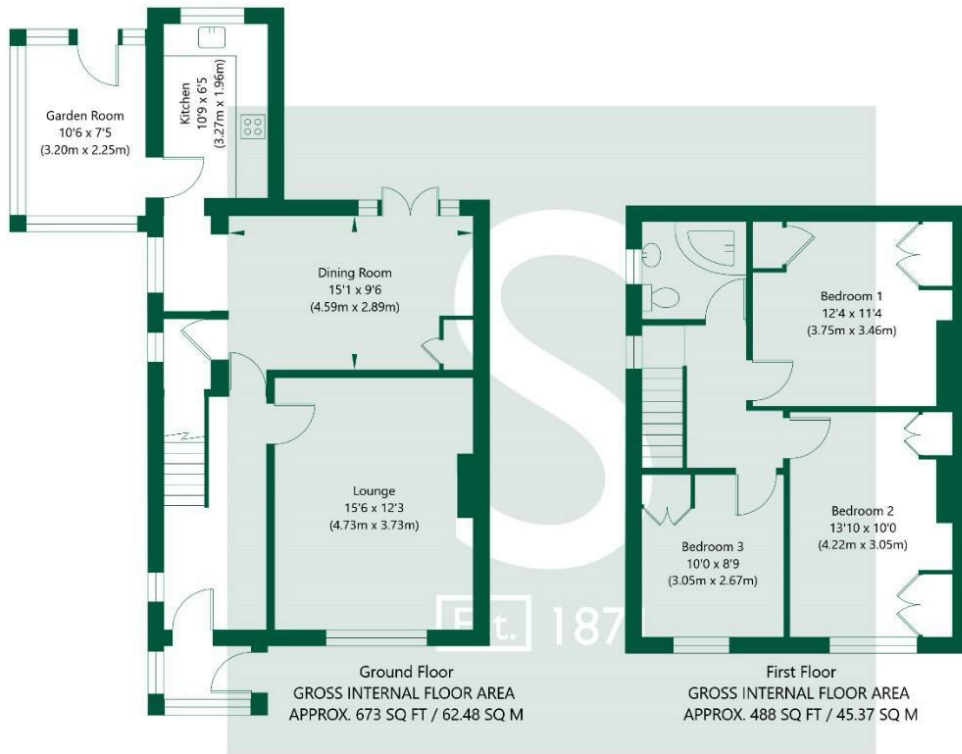
Council Tax - North Yorkshire Council - Band A

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

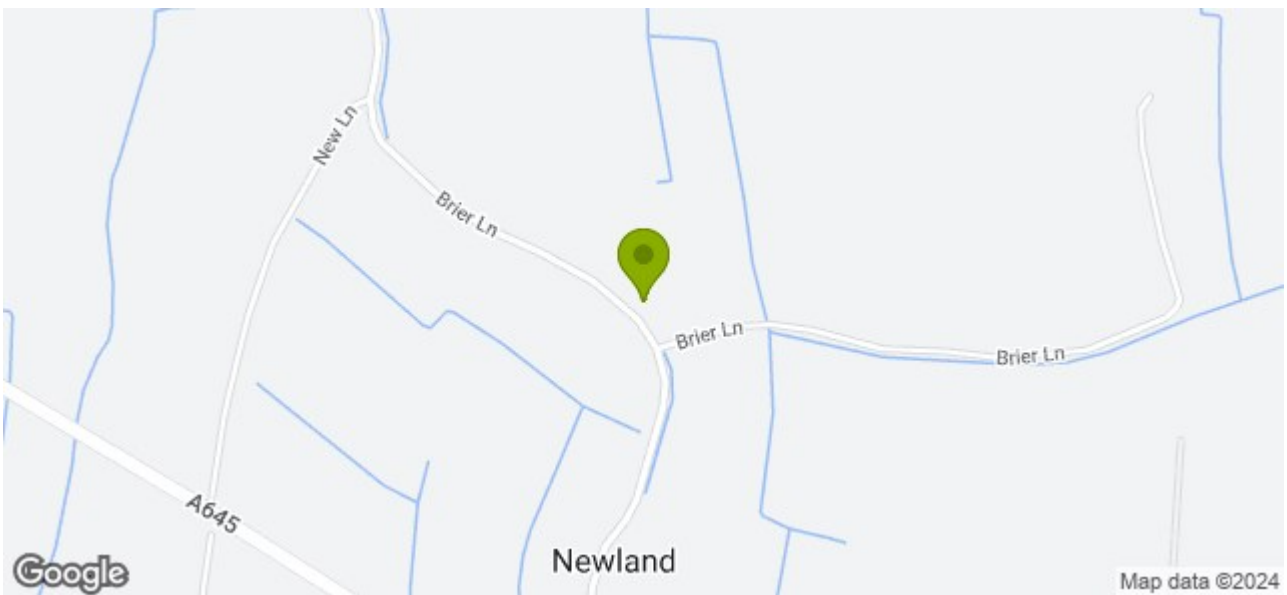




Brier Lane, Newland, YO8 8PR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1161 SQ FT / 107.85 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2023



Stephensons
 York
 Knaresborough
 Selby
 Boroughbridge
 Easingwold
 York Auction Centre
 Haxby

01904 625533
 01423 867700
 01757 706707
 01423 324324
 01347 821145
 01904 489731
 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
 N Lawrence

