



50 Selby Avenue, Leicester LE51ST

MOORE
& YORK



Property at a glance:

- Spacious Semi Detached Home
- Three double bedrooms
- Lounge & Dining Kitchen
- Gas central heating and double glazing
- Off Road Parking & Private Garden
- Viewing is a must!

£265,000 Freehold



A spacious and well presented three bedroomed family home situated in the popular location of Netherhall. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, open plan kitchen dining room. To the first floor three double bedrooms and family bathroom. Block paved driveway providing ample parking to front and easily maintainable gardens to rear. This lovely home would ideally suit the young and growing family and we highly recommend a early viewing.

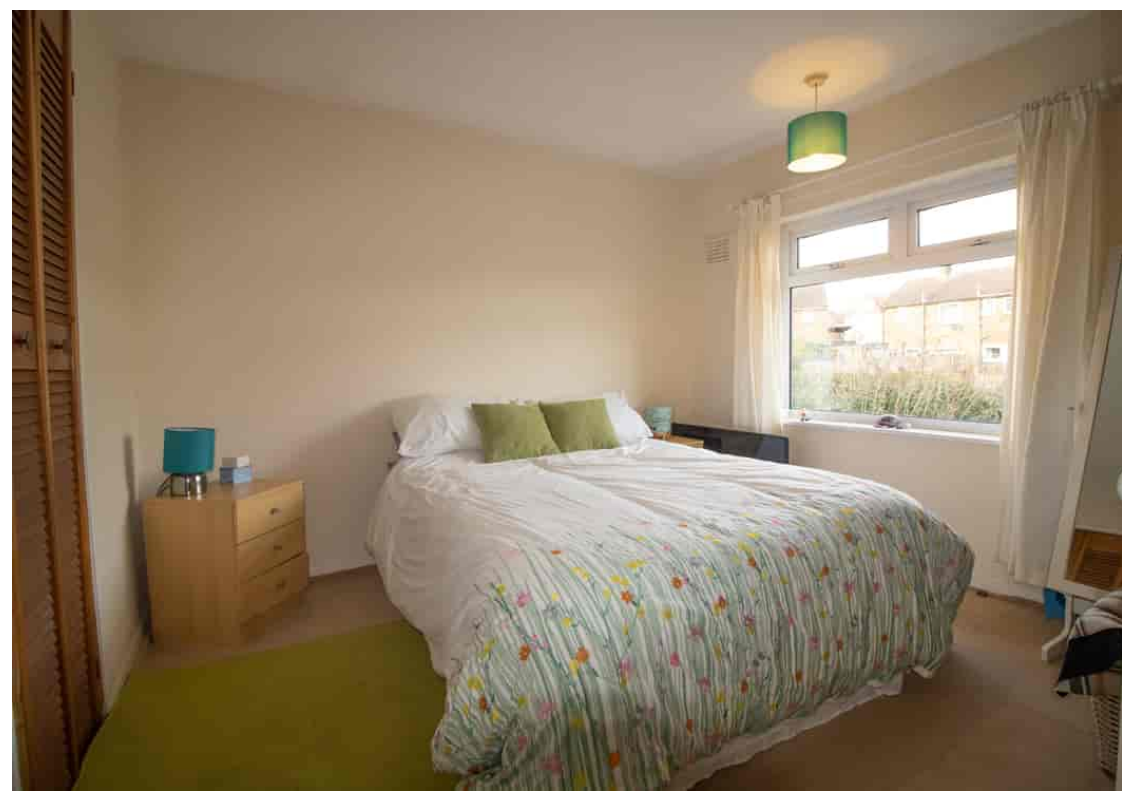
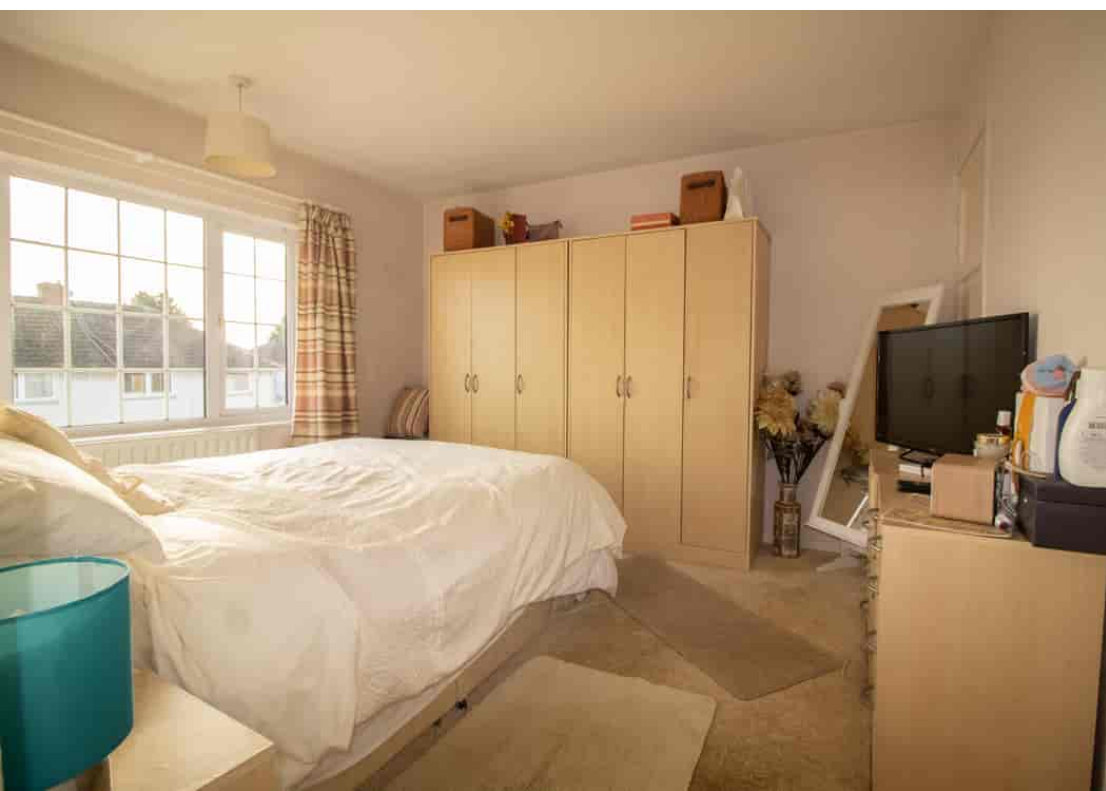
DETAILED ACCOMMODATION

ENTRANCE HALL

With ceiling light point, single panelled radiator, under stairs storage cupboard, stairs rising to first floor, door to lounge and door to kitchen diner.

KITCHEN DINING ROOM

10' 2" x 18' 11" (3.10m x 5.77m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, work surfaces over, complimentary wall mounted eye level cupboards, tiled splash backs, integrated oven, integrated four ring gas hob with extractor over, plumbing for washing machine, space for fridge, radiator, UPVC sealed double glazed window to rear aspect and door to rear garden. Dining area with UPVC double glazed window to rear aspect sing panelled radiator with door to lounge.





LOUNGE

12' 7" x 13' 2" (3.84m x 4.01m) UPVC bow window to front aspect, electric inset feature fire with marble effect hearth and wooden surround, single panelled radiator and T.V point.

FIRST FLOOR LANDING

With loft access, storage cupboard and access to:

BEDROOM 1

10' 3" x 11' 4" (3.12m x 3.45m) UPVC double glazed window to front aspect, single panelled radiator and built in storage cupboard.

BEDROOM 2

10' 0" x 11' 2" (3.05m x 3.40m) UPVC double glazed window to rear aspect, single panelled radiator and built in storage cupboard.

BEDROOM 3

8' 2" x 8' 3" (2.49m x 2.51m) With UPVC double glazed window to front aspect.

FAMILY BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m) With UPVC opaque double glazed window to rear aspect, matching three piece white suite, comprising low level w/c, pedestal wash hand basin and panelled bath, tiled walls and laminate style flooring.

OUTSIDE

The property benefits from a block paved driveway providing off road parking to front with gravelled garden border. Easily maintainable gardens to rear comprising gravelled and patio areas with well stocked evergreen borders.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

TENURE

Freehold

COUNCIL TAX BANDING

A - Leicester

FLOOR PLANS

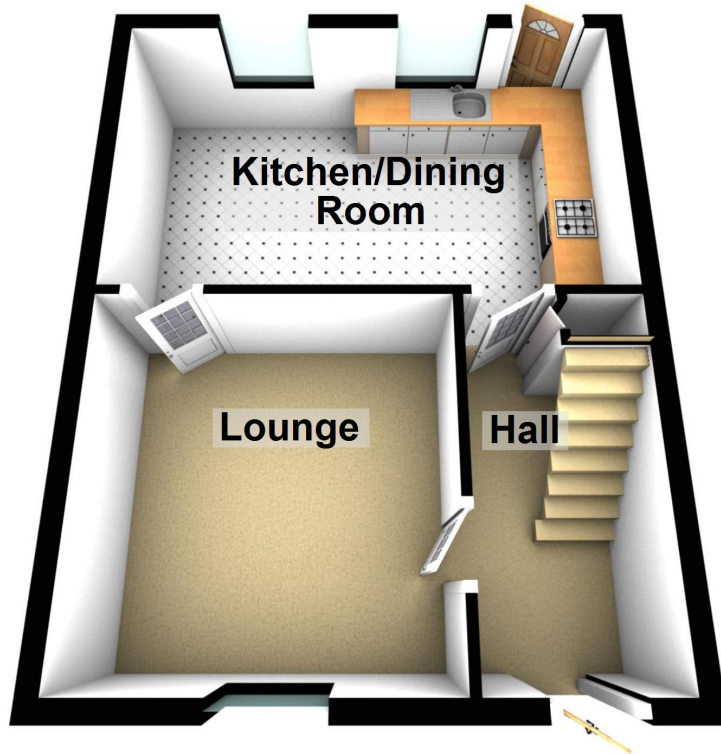
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

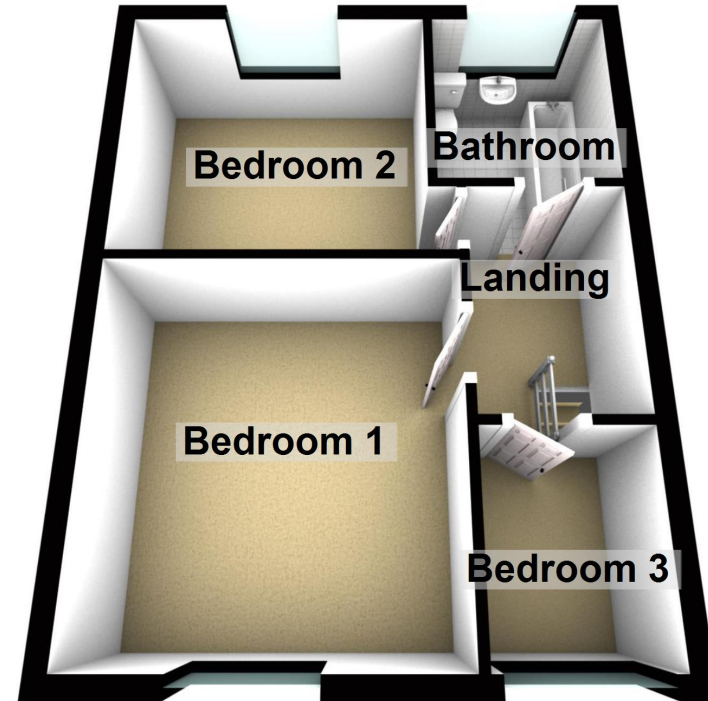
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

