



87 St Mary's Avenue

Hemingbrough
YO8 6YZ

Offers in the Region of £190,000

3 Bed Detached House



- DOUBLE FRONTED DETACHED HOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DETACHED GARAGE
- FITTED FURNITURE TO SOME BEDROOMS
- BATHROOM WITH SHOWER
- OVERLOOKS OPEN FIELDS TO THE REAR
- VILLAGE LOCATION

 **Elmhirst Parker**
SOLICITORS & ESTATE AGENTS



Property Summary

OVERLOOKS OPEN FIELDS TO THE REAR A double fronted detached house with accommodation briefly comprising:- kitchen/diner, living room, three bedrooms and bathroom with shower. Outside are gardens to the front and rear and a detached brick built garage. Situated in the popular village of Hemingbrough which has a range of local amenities and is well placed for the local transport network. The property also benefits from gas fired central heating and UPVC double glazing

Accommodation

Side UPVC double glazed entrance door leading into:-

Kitchen / Diner:

3.46m x 4.53m (11'4" x 14'9")

A good sized kitchen diner with a dual aspect and having a range of white fronted base and wall units. Contrasting work surfaces incorporating a single drainer sink unit with mixer tap over and tiled splashbacks. Space for cooker with stainless steel extractor over and plumbing for automatic washing machine. Understairs cupboard housing the central heating boiler. Good sized breakfast bar separating the kitchen from the dining area.

Living Room:

4.56m x 3.52m (15'0" x 11'5")

Large bow window to the front elevation with central heating radiator beneath. Patio doors leading into the rear garden.

FIRST FLOOR

Landing:

Having a window with radiator beneath. Access to roof space and doors off to bedrooms and bathroom.

Bedroom 1:

3.43m (into alcove from wardrobe door) x 2.68 (11'3" x 8'8")

Bedroom 2:

2.89m (to wardrobe) x 2.69 (9'5" x 8'8")

Bedroom 3:

2.54m x 1.80m (8'3" x 5'9")

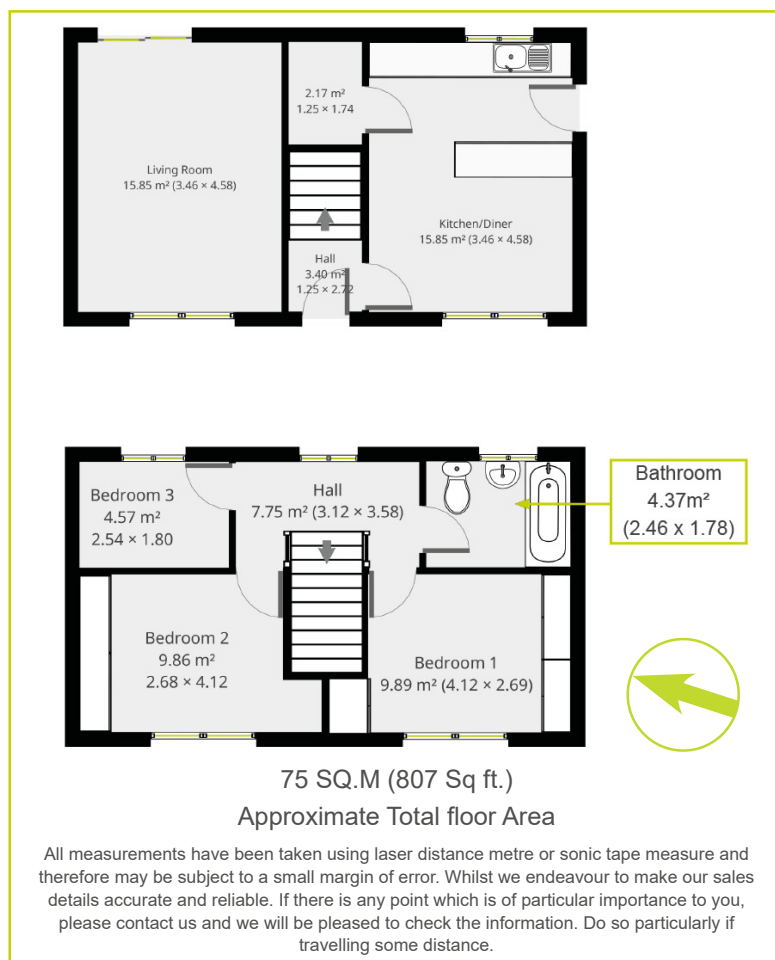
Bathroom:


2.46m x 1.78m (8'1" x 5'8")


Being fully tiled and having a white suite comprising panelled bath with electric shower over and shower screen, w/c and wash hand basin with storage cupboard around.

Outside:

To the front is a garden enclosed by panel fencing and laid mainly to lawn with shrub borders. There is a small concrete fenced area to the front and similar to the rear. A paved drive to the side of the property leads to the single detached garage. There is a large lawn to the rear with paved access and shrub borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	76	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive		
		

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