



Elmhirst  
Parker  
SOLICITORS &  
ESTATE AGENTS

**Selby Office**

Elmhirst Parker, 13 Finkle Street  
Selby, North Yorkshire, YO8 4DT  
T: 01757 293620 F: 01757 708351



25 PORTHOLME DRIVE  
SELBY  
YO8 4QF

OFFERS IN THE REGION  
OF £ 100,000

- SEMI- DETACHED HOUSE
- THREE BEDROOMS
- IN NEED OF MODERNISATION AND SOME REMEDIAL WORK
- OFF ROAD PARKING FOR A SMALL CAR
- WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE





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#### Property Summary

\*\*\*THREE BEDROOM PROPERTY CLOSE TO TOWN CENTRE\*\*\*. Although in need of modernisation this property is within easy walking distance of Selby town centre and amenities including bus and railway stations. The accommodation briefly comprises;- to the ground floor, entrance hall, living room and to the first floor three bedrooms and bathroom. There is off road parking for a small car and a garden to the rear.



#### Accommodation

##### Ground Floor

UPVC wood effect front entrance door leading into:-

##### Hall:

With stairs off to the first floor accommodation and understairs storage cupboard/pantry.



##### Living Room:

11'6" x 18'6" (into bay window) (3.57m x 5.01m into bay window)

Being of dual aspect and having a bay window to the rear. Stone effect fireplace.

##### Kitchen:

13'10" x 8'5" (max) (4.26m x 2.58m max)

Having some base and wall units and a single drainer stainless steel sink unit. Gas cooker point. Extractor fan and wall mounted gas heater. UPVC door leading to the rear.





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#### First Floor

##### Landing:

Doors off to bedrooms and bathroom. Access to roof space via a small hatch.

##### Bedroom 1:

14'0" x 8'7" max (4.28m x 2.66m)

Being of split ceiling height and having a window to the rear elevation.

##### Bedroom 2:

11'3" max x 10'6" into bay window (3.46m max x 3.24m into bay window)

Having an art deco style fireplace.

##### Bedroom 3:

8'8" max x 8'5" max (2.67m max x 2.59m max)

Having a window to the front elevation.



##### Bathroom:

5'5" max x 7'6" max (1.67m max x 2.33m max)

Being part tiled and having a three piece suite comprising panelled bath, pedestal sink and w/c. Airing cupboard housing the hot and cold water tanks.



##### Outside:

To the front are double gates with hedging either side leading to a concrete and paved area which would be suitable for parking a small car. The rear is laid mainly to lawn with mature trees and shrubs and has fencing either side.

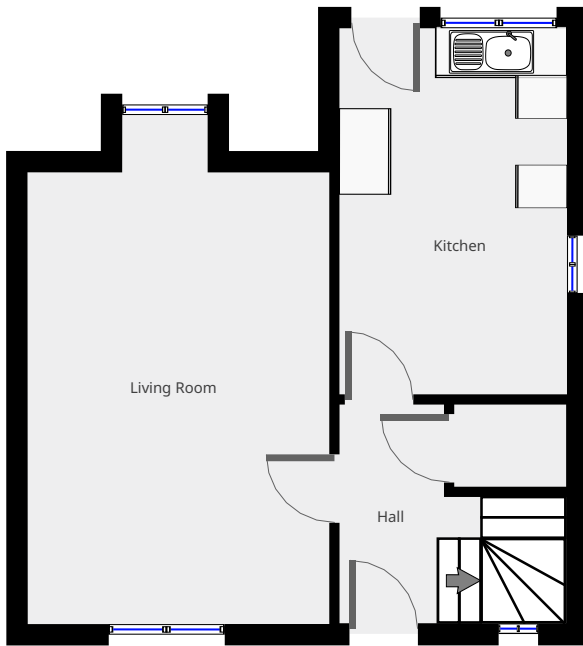


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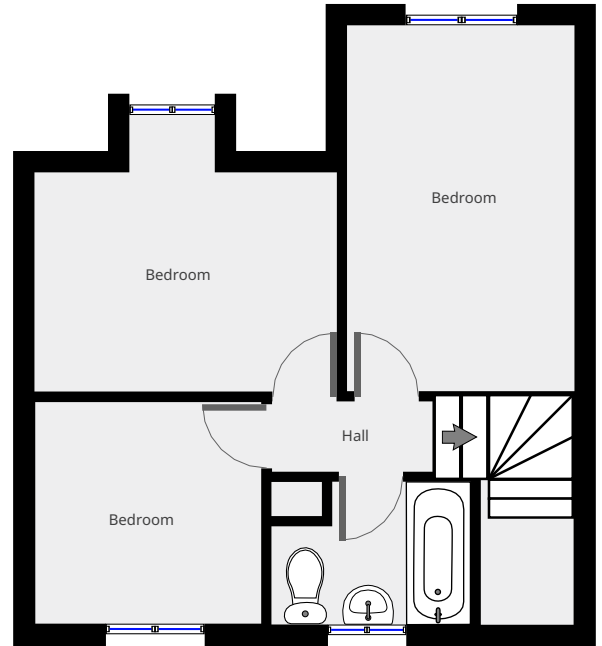
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Ground Floor

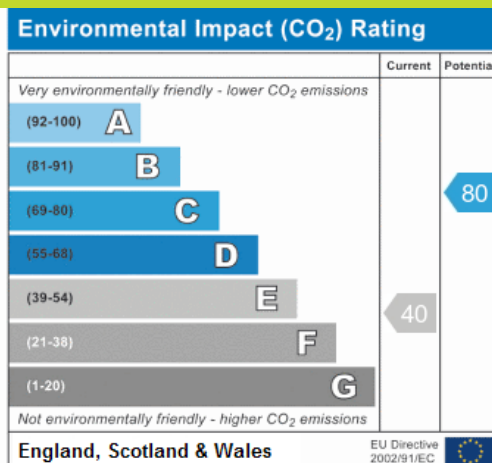
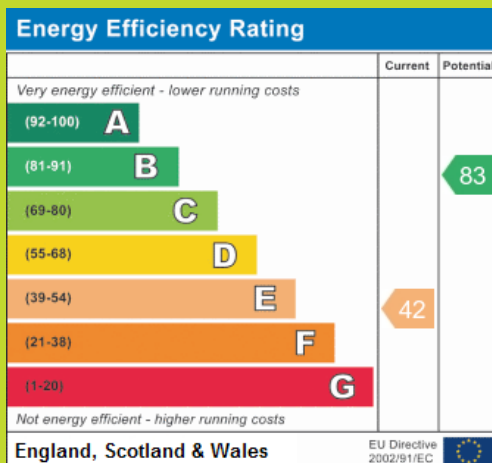


1st Floor



All measurements have been taken using laser distance metre and may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information.

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The mention of any appliances and/or services within these sales particulars do not imply that they are in full and efficient working order. All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.