



**Preston  
Baker**   
Estate & letting agents

Claire Cottage, Meadows Park  
Gateforth, Selby, YO8 9LJ

**£240,000**

  
**BEST**  
ESTATE AGENT GUIDE  
2018 : TOP 100  
SALES & LETTINGS

At a glance

[www.prestonbaker.co.uk](http://www.prestonbaker.co.uk)

2X  2X  1X  2X  2X 



This beautiful two bedroom bungalow is set in a stunning quiet location with woodland and open countryside right on the doorstep. Located between Gateforth and Hambleton on the A63 there is very easy access to local shops and amenities, the motorway network is close at hand and Selby town centre is just five miles away.

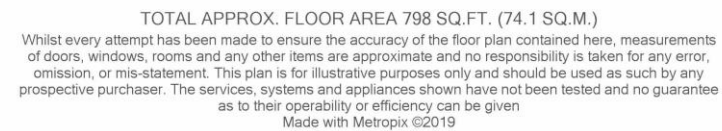
The property opens into an entrance hall which leads through a glazed door into a spacious living room with a feature fireplace, dual aspect windows and floorspace for both living and dining room furniture. There is access to both a fully tiled shower room and a double bedroom with fitted wardrobes off the living room in addition to the beautiful kitchen.

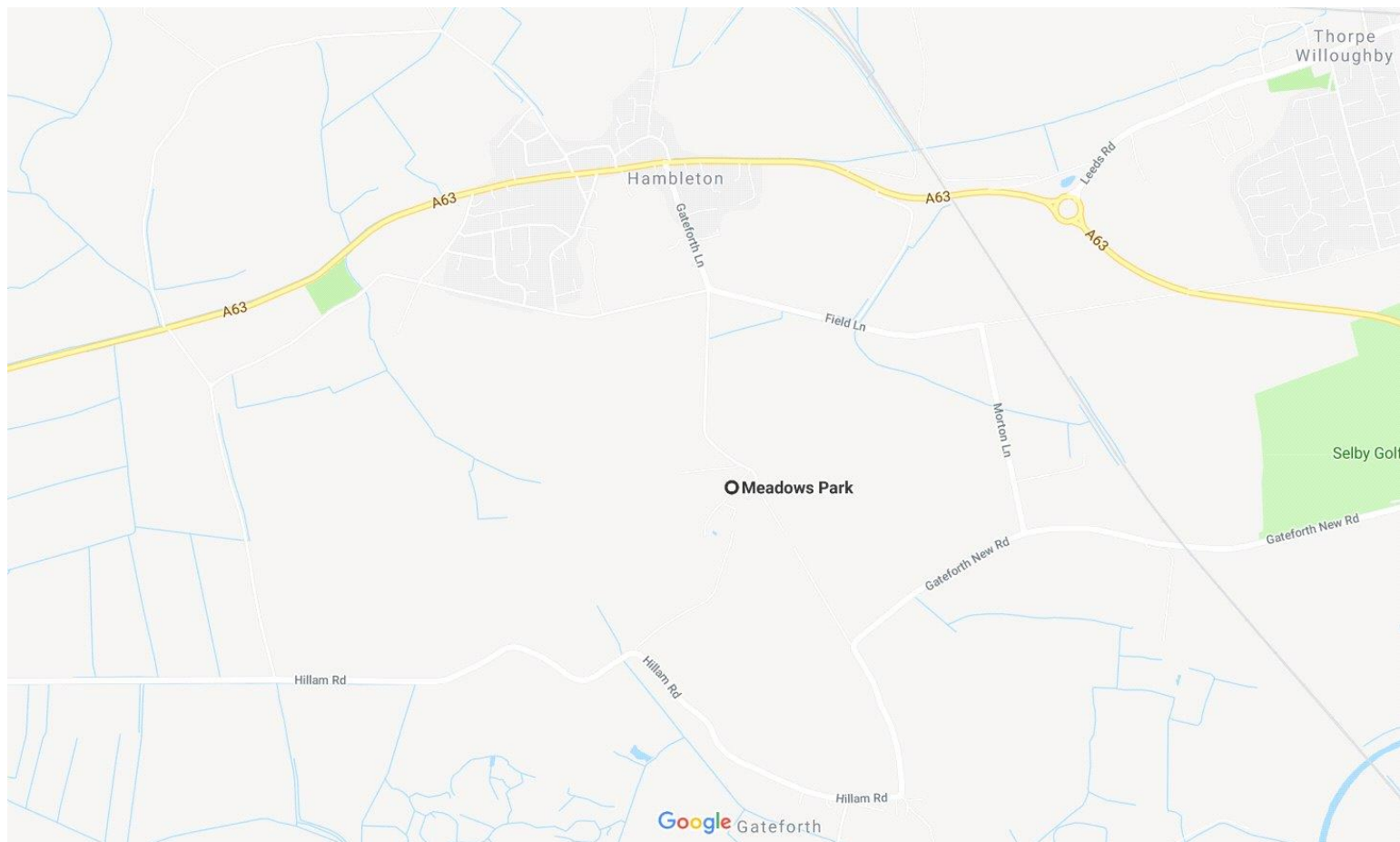
The fully fitted kitchen has worktops including a breakfast bar to three sides with lots of built in storage and opens out into the very private, walled patio garden. The kitchen also leads through into bedroom two which has an ensuite wet room with a tiled floor with a shower over, a sink and toilet.

Outside to the front the property looks out onto a beautiful pasture surrounded by woodland and the bungalow has a gravelled driveway providing off-street parking for two cars, a front patio area and maturely planted borders.

The fabulous peaceful location of this beautiful bungalow make it an absolute must to view internally. An early inspection is highly recommended to appreciate all that is on offer.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	95
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	38
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	