



5 LAKESIDE COTTAGES

SELBY, YO8 6PS

£1,750

Nestled in the tranquil setting of Lakeside Cottages in Foggathorpe, Selby, this exceptional detached house offers a unique opportunity for those seeking a spacious and modern home. With three generously sized reception rooms, this property is perfect for both entertaining guests and enjoying family time. The three well-appointed bedrooms, including a master suite with an en-suite bathroom, provide ample space for relaxation and privacy.

The kitchen diner is a delightful space, ideal for casual meals and gatherings, while the utility room adds practicality to daily living. Immaculately renovated to a high standard, the property features uPVC double glazing throughout, enhancing energy efficiency and comfort.

Surrounded by large gardens, this home offers a peaceful retreat with direct access to the picturesque lakeside, perfect for fishing, leisurely strolls or enjoying nature. The driveway provides parking



Cartref Lettings

L I C E N S E D A G E N T

5 LAKESIDE COTTAGES

- Spacious Unique Detached House • Three Generous Reception Rooms • Three Double Bedrooms • En-suite Master Bedroom • Recently Renovated, Immaculate • Large Gardens Surrounding • Driveway Parking • Rural Lakeside Location with Fishing Available • Beautifully Presented • Internal Inspection Highly Recommended



Disclaimer

None of the amenities have been tested by Cartref Lettings

Measurements

Please note all measurements and sizes are given as a guide and are only approximates. We recommend checking these before committing financially.

Tenant Information

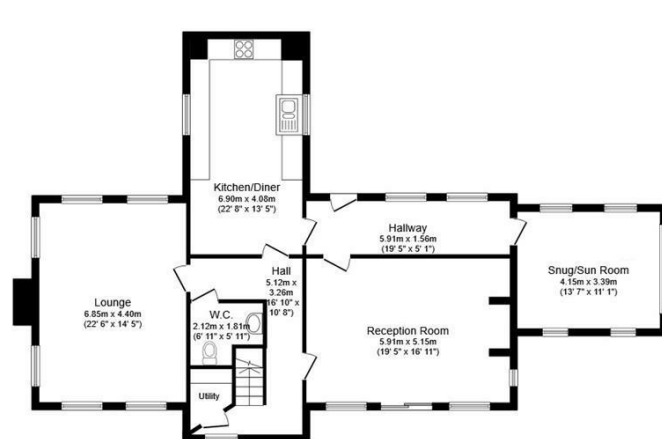
Holding deposit: Secures the property subject to background / referencing / credit checks etc. The cost of the holding deposit will be equivalent to approximately 1 weeks rent and will be deducted from your first months' rent. However, it is non-refundable should you decide you no longer wish to rent the property. If our office decides you are not suitable for the property, we will return the holding deposit, unless you have provided any dishonest information during your application.

Viewings

To be carried out by appointment only, please contact the office via phone or email to arrange an appointment.

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Ground Floor
Floor area 112.6 sq.m. (1,212 sq.ft.)



First Floor
Floor area 90.4 sq.m. (973 sq.ft.)

Total floor area: 203.0 sq.m. (2,185 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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