







## 38 Mayfield Road, Selby, YO8 9JY

## £130,000

*** OFFERED FOR SALE WITH NO CHAIN***

This modern four bedroom detached family home with new carpets and fully re-decorated throughout. Located within a well established and highly regarded Peter Ward development near to the hospital.The property has four good size bedrooms, one having an en-suite shower room and also includes a family bathroom, lounge/dining room,kitchen, utility room, cloak/wc. Outside :-Integral garage and large driveway, front garden, enclosed rear garden.

## Entrance Hall

Open plan to Kitchen, double door to Storage cupboard.

## About Manchester

Manchester is a city and metropolitan borough in Greater Manchester, England, with a population of 545,500 as of 2017. It lies within the United Kingdom's third-most populous metropolitan area, with a population of 3.2 million. It is fringed by the Cheshire Plain to the south, the Pennines to the north and east, and an arc of towns with which it forms a continuous conurbation. The local authority is Manchester City Council.

The recorded history of Manchester began with the civilian settlement associated with the Roman fort of Mamucium or Mancunium, which was established in about AD 79 on a sandstone bluff near the confluence of the rivers Medlock and Irwell. It was historically a part of Lancashire, although areas of Cheshire south of the River Mersey were incorporated in the 20th century. The first to be included, Wythenshawe, was added to the city in 1931. Throughout the Middle Ages Manchester remained a manorial township, but began to expand "at an astonishing rate" around the turn of the 19th century. Manchester's unplanned urbanisation was brought on by a boom in textile manufacture during the Industrial Revolution, and resulted in it becoming the world's first industrialised city.

Manchester achieved city status in 1853. The Manchester Ship Canal opened in 1894, creating the Port of Manchester and directly linking the city to the Irish Sea, 36 miles (58 km) to the west. Its fortune declined after the Second World War, owing to deindustrialisation, but the IRA bombing in 1996 led to extensive investment and regeneration.

In 2014, the Globalisation and World Cities Research Network ranked Manchester as a beta world city, the highest-ranked British city apart from London. Manchester is the third-most visited city in the UK, after London and Edinburgh. It is notable for its architecture, culture, musical exports, media links, scientific and engineering output, social impact, sports clubs and transport connections. Manchester Liverpool Road railway station was the world's first inter-city passenger railway station; scientists first split the atom, developed the stored-program computer and produced graphene in the city. Manchester hosted the 2002 Commonwealth Games.

Storage cupboard.

## Lounge 16'4" x 16'4" (5m x 5m)

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## Kitchen 8'8" x 7'1" (2.65m x 2.15m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to front, open plan, door to:

## Kitchen

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## Dining Room

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## Living Room 16'2" x 12'5" (4.92m x 3.78m)

Window to rear, wall mounted gas fire, double radiator, stairs, door to:

## Garage

Up and over door, door.

## Bedroom One 13'1" x 16'4" narrowing to 14'9" (4m x 5m narrowing to 4.5m)

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## Bedroom 2 10'6" x 12'2" (3.19m x 3.70m)

Sealed unit double glazed window to rear, radiator, double door to Storage cupboard.

## Bedroom Two

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Storage cupboard.

## Road links around Manchester

Manchester has the M60 running around the city just like the M25 around link. The M60 then also links to the M62 towards Leeds, M56 towards manchester Airport situated south of the city, leading to Liverpool, this in turn connects the M6 running from Glasgow to Birmingham and then down to Rugby, adjoining the M1.

## Landing

Door to Storage cupboard.

Storage cupboard.

## Bedroom 2 9'10" x 5'9" (2.99m x 1.75m)

Sealed unit double glazed window to front.

## Bathroom

Three piece suite comprising bath, wash hand basin and low-level WC, tiled splashbacks, sealed unit double glazed window to front, radiator.

## Bedroom 1 15'5" x 8'6" (4.71m x 2.60m)

Sealed unit double glazed window to rear, sealed unit double glazed window to front, radiator.

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## SERVICES, SYSTEMS AND APPLIANCES

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

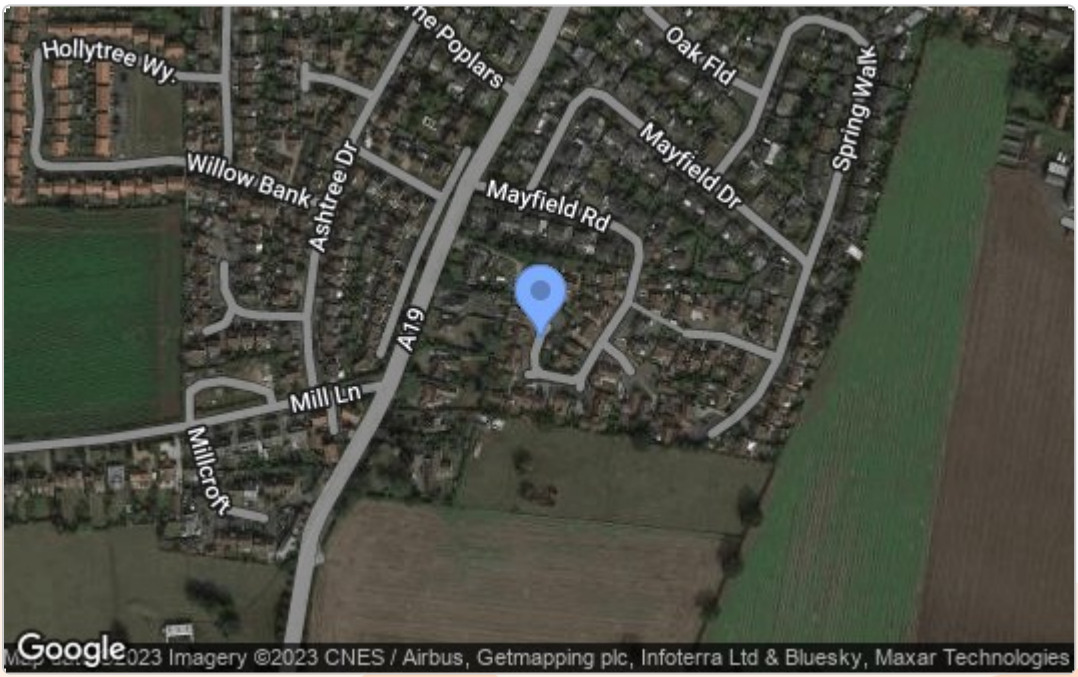
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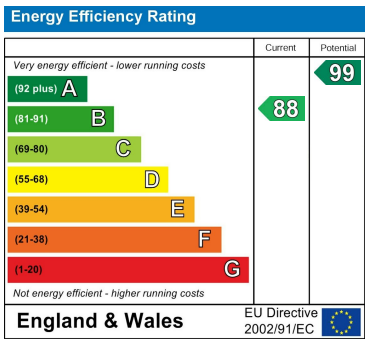
## Floor Plan




## Area Map




## Energy Efficiency Graph




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