



Ryedale Way, Selby, YO8 9BP

Offers Over £200,000



Ryedale Way

Selby

- Three Bedroomed Semi-Detached House with Driveway and Garage
- Enclosed Rear Garden with Outbuilding
- 83 Sq. M / 893 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water supply. Mains Drainage.
- Broadband: FTTC. Mobile: 4G
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'B'

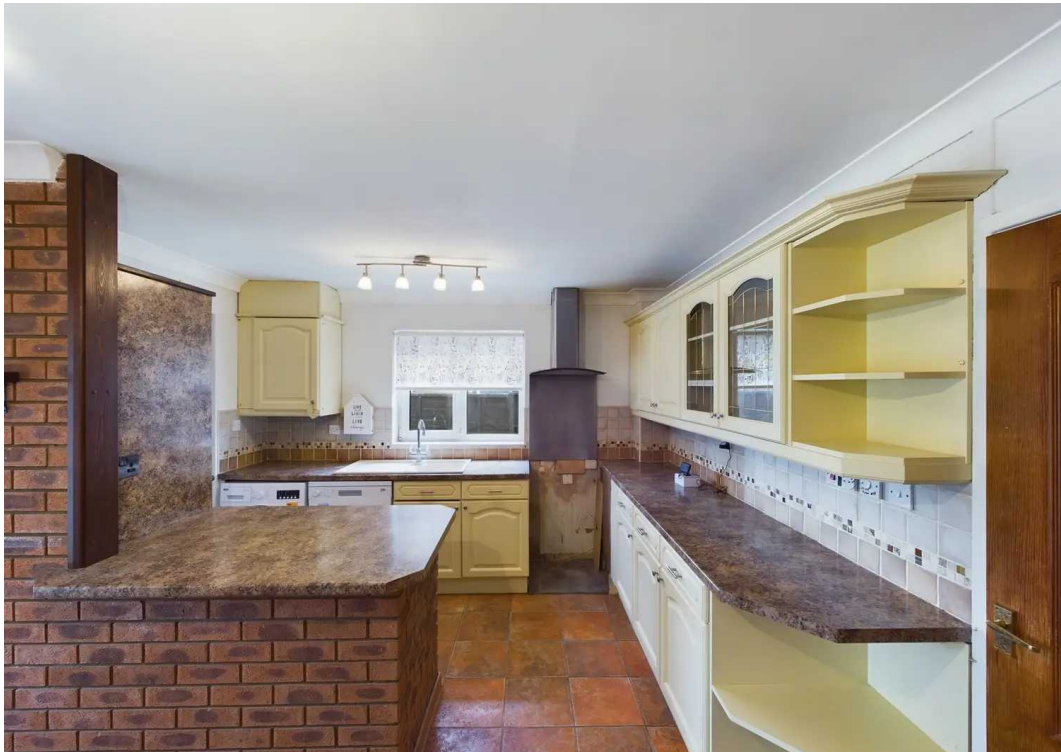


Welcome to this chain free, three-bedroom semi-detached house located in the sought-after part of Selby on the cusp of Brayton Village.

With its attractive exterior and desirable features, this property presents a fantastic opportunity for those seeking their dream home. Upon arrival, you will be greeted by a well-maintained driveway which leads to the garage, providing secure and ample parking for your vehicles.

As you enter the property, a warm and inviting hallway welcomes you, giving a glimpse of the space that awaits inside. The ground floor boasts a large reception room, perfect for entertaining guests or spending quality time with loved ones. The room is filled with natural light from the large window overlooking the front of the property, creating a bright and airy atmosphere. Adjacent to the reception room is the fitted kitchen, offering ample storage space and spaces for white goods. Whether you are a culinary enthusiast or simply prefer functional cooking facilities, this kitchen will meet all your needs. The dining area, conveniently situated next to the kitchen, provides the perfect space to enjoy family meals or host dinner parties. The property has been extended to provide a snug area to look out onto the garden.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for relaxation. With plenty of natural light and neutral décor, these bedrooms provide a tranquil and cosy ambiance. The shared bathroom is stylishly designed and features contemporary fixtures and fittings. The main bedroom is also fitted with built in wardrobes. The rear garden of this property is a true gem, offering a private outdoor space to enjoy the beautiful weather.





The garden is fully enclosed, making it safe for children and pets to play freely. Additionally, there is an outbuilding, perfect for storage, providing additional convenience and versatility.

Other notable features of this property include mains services such as electricity, gas central heating, water supply, and drainage, ensuring comfort and convenience. Broadband with FTTC is available, and mobile coverage is excellent with 4G support.

Situated in Selby, this house benefits from a prime location with easy access to local amenities. Schools, shops, restaurants, and leisure facilities are all within close proximity, making everyday life convenient and enjoyable. The area also offers excellent transport links, including nearby train stations and major road networks, providing easy access to surrounding areas. Neighbouring Brayton also has lovely walks and a petrol station, pub, butchers and hair dressers.

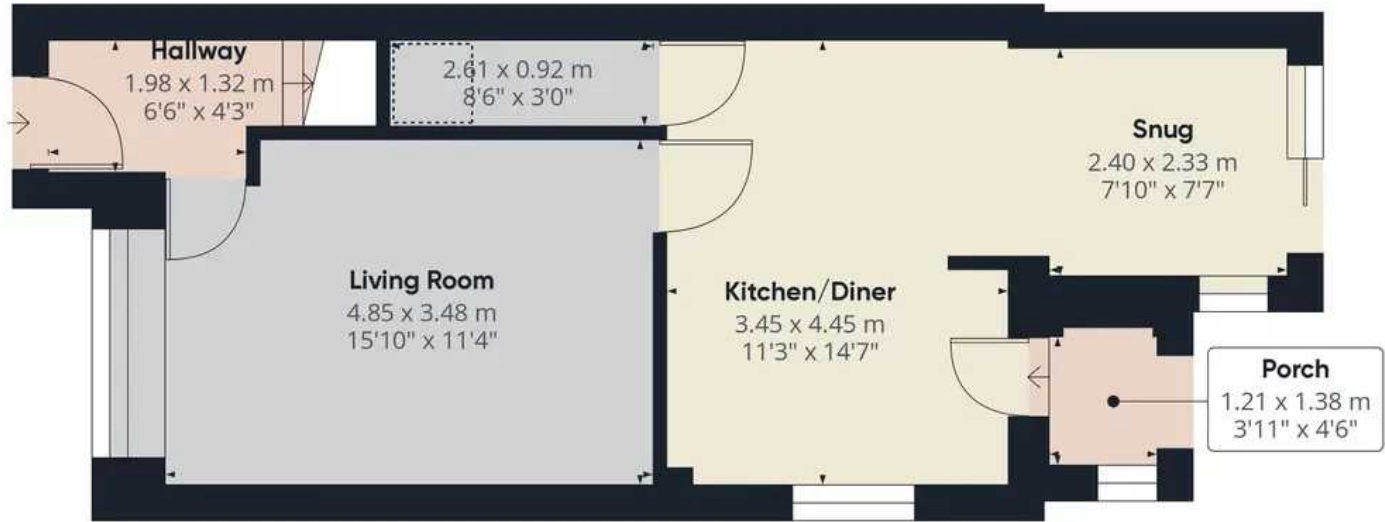
With the added bonus of no onward chain, this property provides an exciting opportunity for first-time buyers, growing families, or those looking to downsize.

Don't miss out on the chance to make this delightful house your own. Overall, this three-bedroom semi-detached house with its garage, enclosed rear garden, and no onward chain is sure to appeal to those seeking a comfortable and well-located home in Selby.

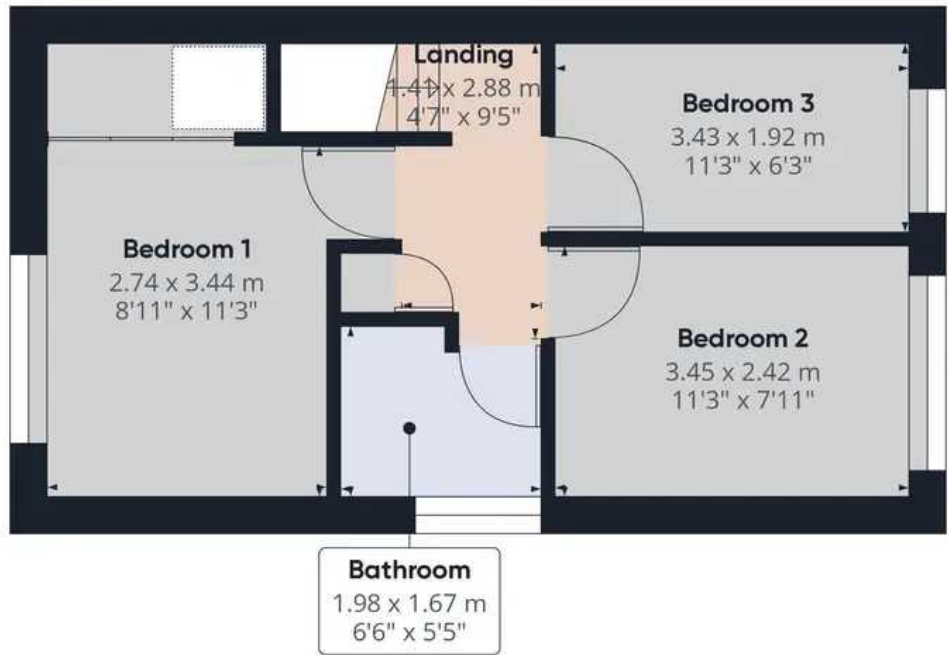
Arrange a viewing today and take the first step towards making your dreams a reality.

NB. Probate has been applied for on this property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

81.58 m²
878.08 ft²

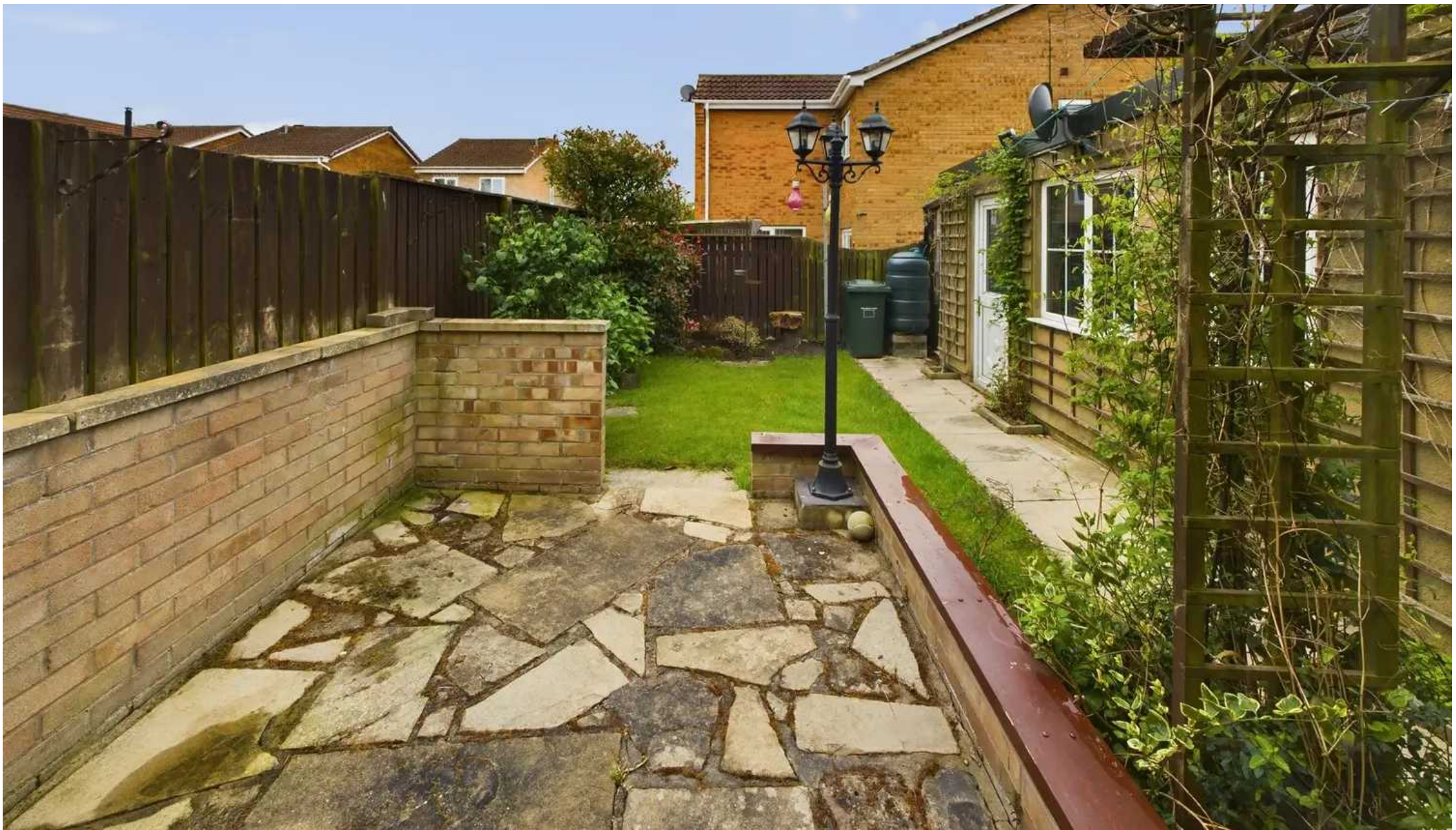
Reduced headroom

0.72 m²
7.71 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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