



## Armoury Road, Selby

Offers Over £200,000



## Armoury Road

Selby

- Two Bedroomed Semi Detached House
- South - East Facing Rear Garden
- 105 M2 / 1130 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Broadband: FTTC. Mobile: 4G
- Mains Water Supply. Mains Sewerage
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'B'



***Offered with No Chain.***

Ideal for those seeking a comfortable and stylish home, this charming semi-detached house on Armoury Road, Selby, is now available for sale.

Boasting two bedrooms, Family bathroom, two reception rooms and ground floor w.c. This property offers ample space for a growing family or professionals looking for a tranquil residence. Upon entering the house, you are greeted by a warm and inviting atmosphere. The spacious lounge is the perfect place to relax and unwind, with plenty of natural light flooding through the large windows. The open-plan dining room provides a wonderful space for entertaining guests, offering a seamless flow between the rooms. The kitchen is well-appointed with plenty of cupboard and worksurface space, providing a delightful space in which to cook and indulge your culinary skills. With ample storage options and a practical layout, this kitchen is sure to meet the demands of even the most discerning chef.

Additionally, the south-east facing garden offers the perfect spot for al fresco dining and enjoying the outdoors during warmer months. Upstairs, you will find two generously sized bedrooms. The master bedroom is a tranquil haven, with ample room for a double bed and additional furniture. The second bedroom is also well-proportioned and provides versatile space, whether used as a home office, guest room, or nursery. The spacious family bathroom in the house is stylishly appointed, with modern fixtures and a clean, fresh aesthetic. Boasting a bathtub, perfect for unwinding after a long day and separate shower cubicle.



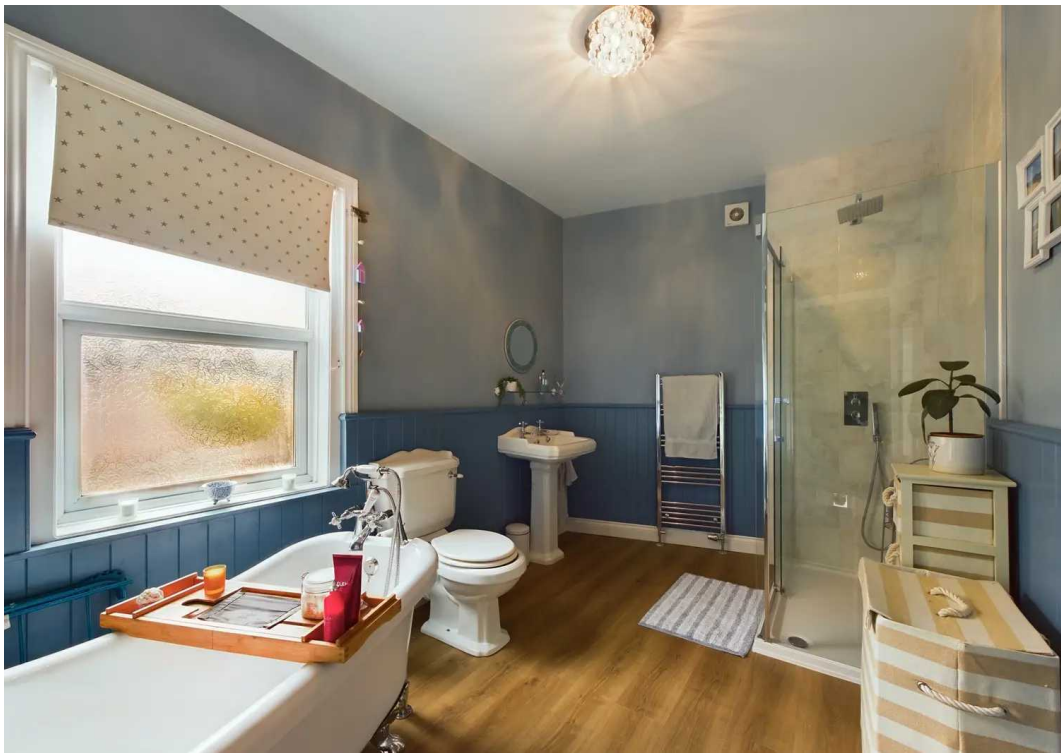


This property benefits from mains electricity, mains gas central heating, and a broadband connection with FTTC technology for high-speed internet access. It is also equipped with 4G mobile connectivity, ensuring you stay connected wherever you are in the house. With a mains water supply and mains sewerage, your essential needs are taken care of effortlessly. Built with quality in mind, the property features a solid brick construction, ensuring durability and longevity.

With a freehold tenure, you will have peace of mind knowing that you own the property outright. An Energy Performance Certificate (EPC) rating of 'D' reflects the property's energy efficiency, while the council tax band 'B' ensures affordable living expenses.

Located in a desirable area of Selby, this home offers a peaceful retreat while still being in close proximity to local amenities. The town centre is just a short distance away, providing access to shops, restaurants, and leisure facilities.

Commuters will also appreciate the convenient transport links, allowing easy access to surrounding areas and major cities.





Ground Floor

Approximate total area<sup>(1)</sup>  
92.69 m<sup>2</sup>  
997.67 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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



**JP Harll**

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