



Spruce Way, Selby, YO8 8FJ

£290,000



Spruce Way

Selby, YO8 8FJ

- 4 Bedroomed Detached House
- South West Facing Rear Garden
- 108 Sq. M/ 1163 Sq. Ft.
- Mains Electricity/Mains Gas
- Mains Water/Mains Drainage
- Broadband: FTTP. Mobile: 4G
- Council Tax Band 'D'
- EPC 'C'



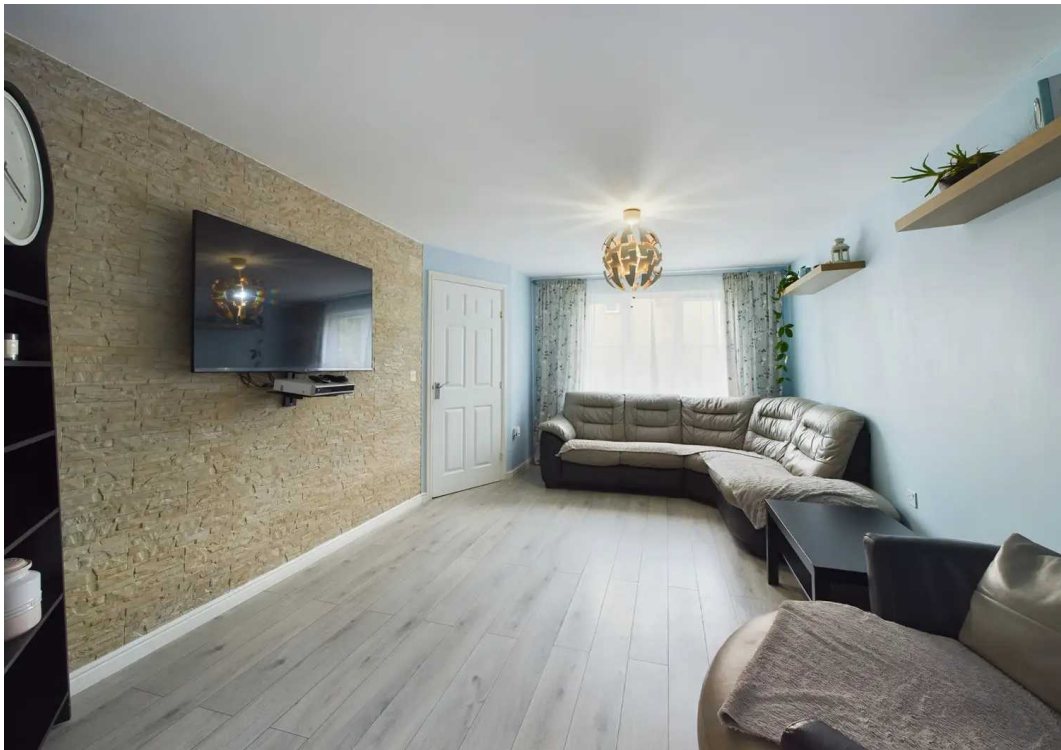
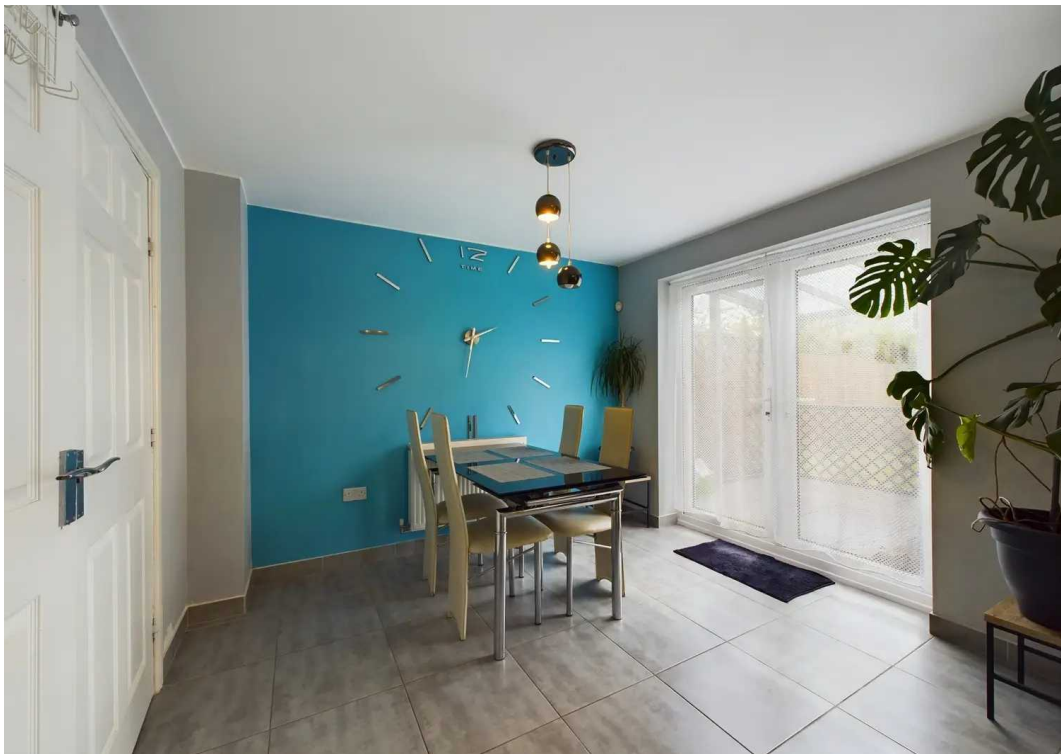
A modern, four bedroom detached house, perfectly positioned for modern family living, and offered to the market with no onward chain. Boasting an enviable south-west facing rear garden, this property promises a harmonious blend of comfort and style.

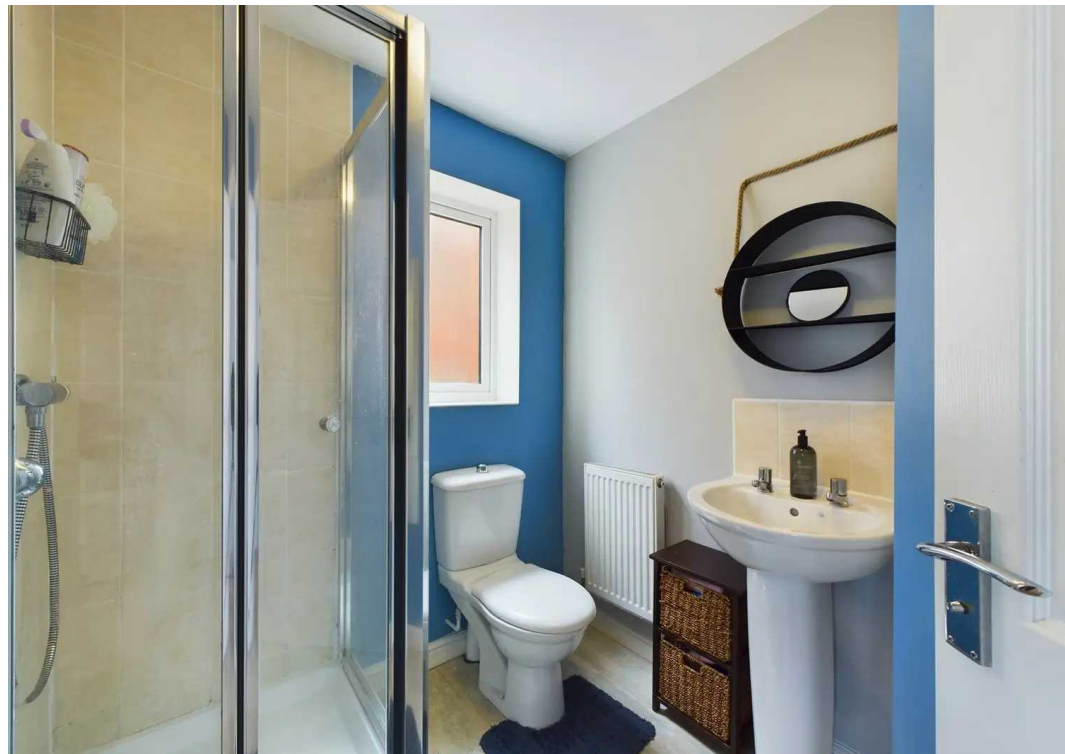
Spread over an impressive 108 square metres (1163 square feet) of living space, this home epitomises spacious living, providing ample room for all members of the family. The property is thoughtfully designed to offer a seamless flow between the living areas, ensuring every corner is utilised efficiently for practicality and comfort.

The interiors are bathed in natural light, creating a warm and inviting ambience throughout. The dining/kitchen is a focal point of the home, equipped with high-quality fittings and fixtures, making it a culinary haven for aspiring chefs. The adjoining utility space, provides further storage and has doors leading to the ground floor cloaks/w.c. and rear entrance door. Both the patio doors and rear entrance door open out onto the covered decked area outside.

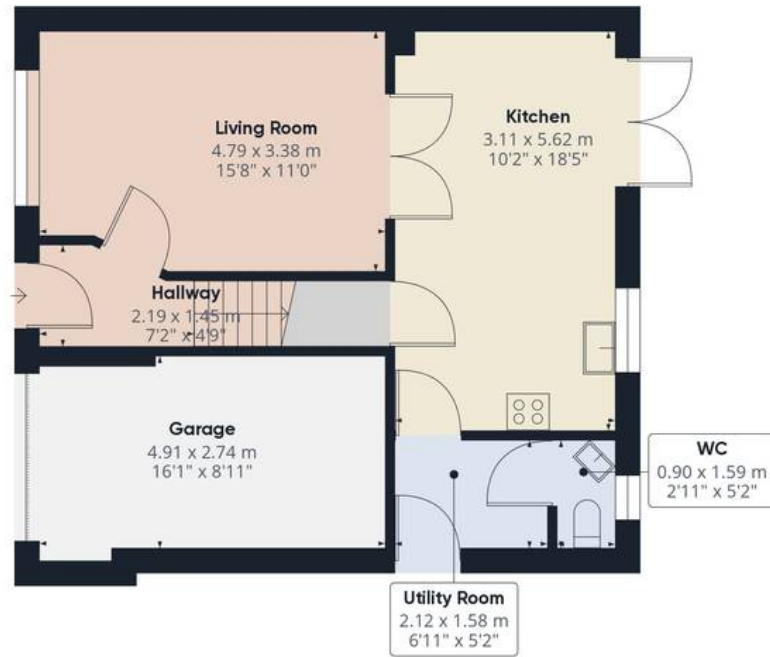
The four generously sized bedrooms offer a tranquil retreat for all occupants, providing a private space to unwind after a long day. The master bedroom features an en-suite bathroom, enhancing the convenience of this residence.

To the front is an open plan, lawned garden with tarmac driveway, which leads up to the integral garage. To the rear is an enclosed lawned garden with a covered decked patio area.



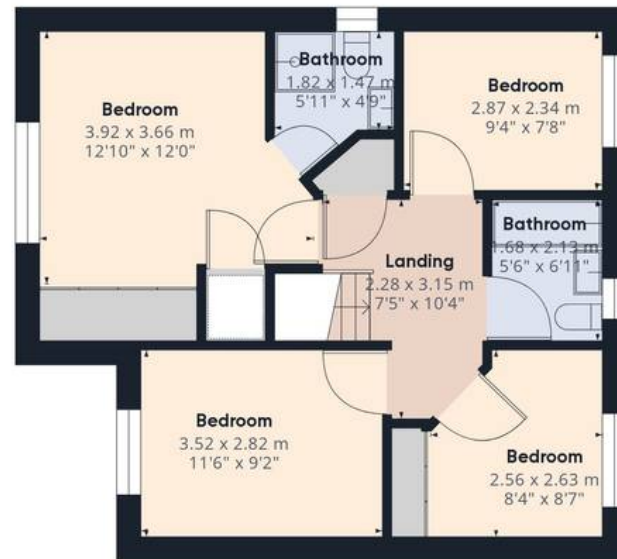






Ground Floor

Approximate total area⁽¹⁾
108.13 m²
1163.92 ft²



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.



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