



Ryedale Way, Selby, YO8 9BP

£190,000





## Ryedale Way

Selby, YO8 9BP

- Extended Two Bed Semi-Detached House
- 58 Sq. M./ 625 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- Freehold
- EPC Rating 'TBC'
- Council Tax Band 'A'
- East Facing Rear Garden



This well presented, ready to move into and extended two bedroomed semi-detached home, is situated in a very popular residential location, just a hop-skip-jump from Longman's Hill Primary School, Brayton Academy and Westbourne Road Store.

Entering through the new front door, take off your coat and shoes in the new internal porch and head straight into the lounge. This generous room has space for the whole family and is a blank canvas, ready for you to put your own stamp on. A large window allows light into the room and under the stairs is a great space (current owners use this for their TV)

The stunning and recently extended and beautifully presented dining kitchen has a range of fitted wall and floor units with laminate worktops and tiled splash backs. There is also a breakfast bar in the middle of the space incorporating the oven and hob. The fridge/freezer is built in and there are spaces for washing machine and dishwasher. The dining area has space for a table or sofa, so entertaining at Christmas is will be a 'the more the merrier' affair. There are also double doors out to the rear garden. Roof windows also provide extra light to what will become the heart of your new home.

Upstairs are two generous sized bedrooms. The Master bedroom has a large over stairs storage cupboard perfect to use as a wardrobe. The second bedroom is at the rear of the property with views out into the garden and beyond.

The family bathroom comprises: panel with Electric shower over, pedestal wash hand basin and close coupled w.c.

Outside to the front is a lawned garden with graveled driveway perfectly able to accommodate two cars in tandem. To the rear is an enclosed garden which is mainly laid to lawn with paved patio area.

FREEHOLD CHAIN FREE EPC Rating 'B' Council Tax Band 'A'



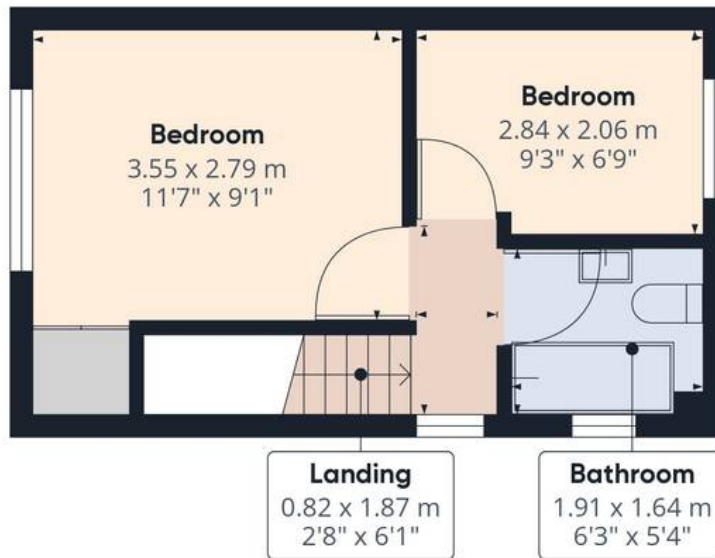








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

58.09 m<sup>2</sup>  
625.29 ft<sup>2</sup>

**Reduced headroom**

0.95 m<sup>2</sup>  
10.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## JP Harll

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