



Sandhill Lane, Selby, YO8 4JP  
£350,000





## Sandhill Lane

Selby, YO8 4JP

- No Onward Chain
- Detached Three Double Bed Bungalow With Garage
- West Facing Non Overlooked Rear Garden
- Sq. M./ Sq. Ft.
- Freehold
- Broadband: FTTP. Mobile: 5G
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- EPC Rating 'D'
- Council Tax Band 'D'





We are pleased to present this exceptional three double bedroom detached bungalow to the market, offering an enticing opportunity for those seeking a spacious residence without the constraint of an onward chain. Situated in a sought-after location, this property boasts a superb combination of comfort and convenience, ideal for a discerning buyer seeking a modern lifestyle.

Upon entering the bungalow through the front door you are greeted by a sense of space and light, which defines the interior. The accommodation features spacious lounge with windows to two sides including large bay. The kitchen offers plenty of cupboard and work surface space again with windows to two sides which ensures it is a bright space.

Three generously proportioned double bedrooms, each providing a tranquil retreat for rest and relaxation.

The Bathroom comprises of corner bath with shower over, toilet and basin.

The non overlooked west-facing rear garden offers a private oasis, perfect for outdoor entertaining or simply unwinding in the fresh air. The aspect ensures that the garden is bathed in sunlight throughout the day, providing a serene setting for peaceful moments. With no overlooking properties, residents can enjoy a sense of seclusion and tranquillity in their own outdoor haven.

There is a large drive providing off street parking more multiple vehicles plus garage with electric roller door.

In summary, this detached three-bedroom bungalow presents a rare opportunity for a discerning buyer seeking a well-appointed and conveniently located home. With its spacious layout, modern amenities, and desirable features, this property encapsulates the essence of comfortable and stylish living. Enquire now to arrange a viewing and secure your dream home.

**NB. The loft has ladders/lights and the pitch is high enough that there is potential for building.**



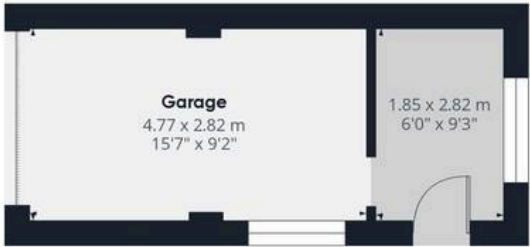








Ground Floor Building 1



Ground Floor Building 2

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

111.23 m<sup>2</sup>  
1197.28 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





**JP Harll**

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