



## Low Meadow, Selby

Offers Over £215,000





## Low Meadow

Selby,

- Three Bedroomed Semi Detached House
- South East Facing Rear Garden
- Off Road Parking for Multiple Vehicles
- 91 M2 / 980 sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Electricity, Water & Drainage
- Broadband: FTTP. Mobile 5G
- Brick Built Construction
- EPC Rating 'D'
- Council Tax Band 'C'





Nestled in a sought-after cul-de-sac, this charming three bedroom semi-detached house offers a cosy retreat with a modern touch.

Boasting a generous 91 M2 of living space, the property features a warm and inviting ambience throughout. Through the front entrance door and into the hallway, with doors leading to the ground floor cloaks/w.c., lounge and staircase leading to the first floor accommodation. The open plan lounge/dining room, offers space for the whole family with an Electric fire as the focal point of the room, with French doors at the rear, so that you can enjoy the most of the South facing rear garden.

This practical kitchen is perfect for a keen cook. Integrated cooking facilities include an Electric oven with Gas hob and cooker hood over. Integrated appliances include a fridge/freezer and space for a washing machine.

Upstairs, you'll find three comfortable bedrooms and a generous sized bathroom, ideal for a growing family or those in need of a home office space.

Step outside to discover a delightful surprise in the form of the outdoor space that accompanies this charming abode. The south-east facing rear garden provides a sunny retreat for enjoying morning coffees or hosting weekend BBQs with family and friends. Picture yourself basking in the sun while lounging on the patio, surrounded by lush greenery and vibrant flowers. With enough room for outdoor furniture, potted plants, and possibly a small vegetable patch, this tranquil haven offers endless possibilities for al fresco living.

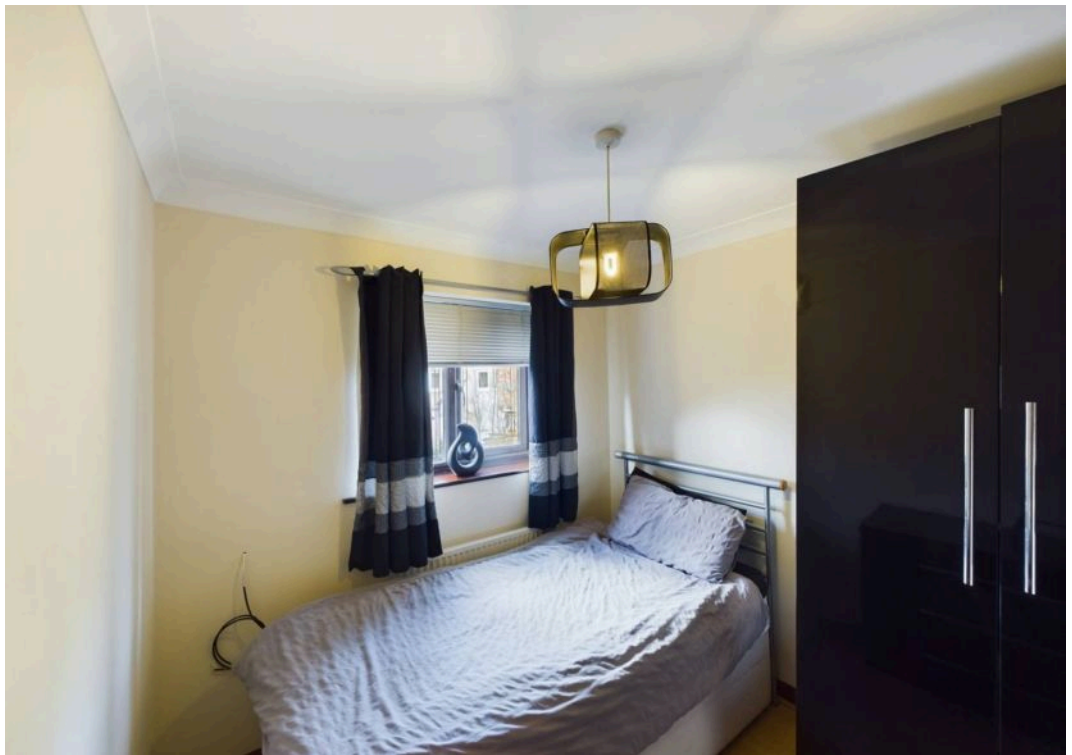
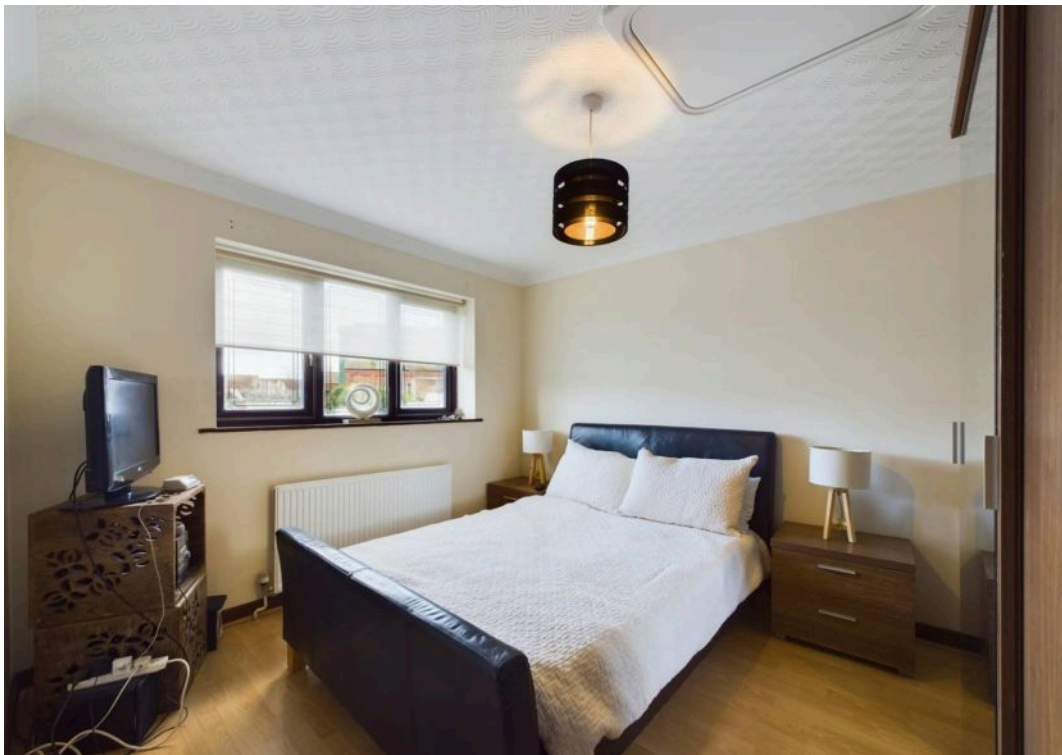
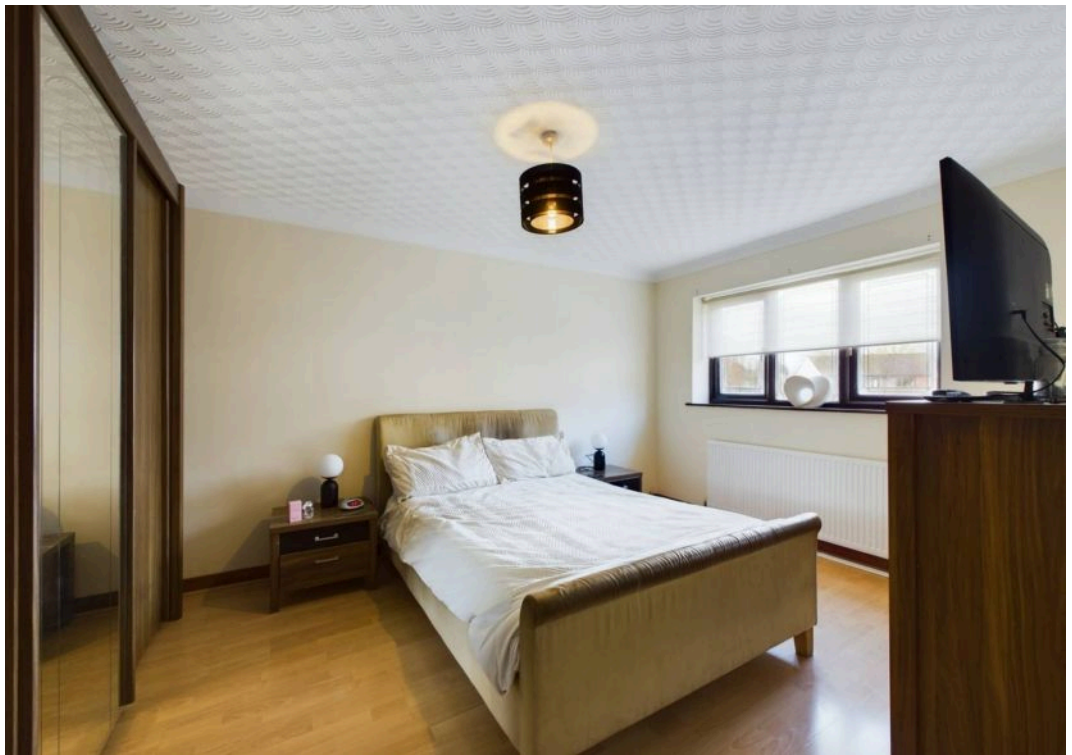
Whether you're sipping a glass of wine under the stars or tending to your favourite blooms, the outdoor space of this property is sure to charm and inspire.

Don't miss out on the chance to make this idyllic setting your own and create lasting memories in the heart of this welcoming community.

















Ground Floor

Approximate total area<sup>(1)</sup>  
85.73 m<sup>2</sup>  
922.79 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.

Calculations are based on RICS IPMS 3C standard.



**JP Harll**

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