



Abbots Road, Selby, YO8 8AZ
£165,000



Abbots Road

Selby, YO8 8AZ

- NO ONWARD CHAIN
- Semi-Detached Three Bed House
- Good Size North Facing Rear Garden
- 83 Sq.M/ 903 Sq.Ft.
- Mains Electricity. Mains Gas Central Heating
- Mains Water Supply. Mains Drainage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'TBC'
- Council Tax Band 'A'



Welcome to this 3 bedroomed semi-detached house with good size rear garden. This house is offered with no onward chain.

As you enter the property on the ground floor you have entrance hall, two reception rooms. The lounge is situated at the front of the property and the dining room at the back with connecting door between.

The kitchen is equipped with cupboard and work surface space and provides access to the understairs cupboard and outhouses (one of which houses a toilet) providing ample storage space.

The house boasts three bedrooms, Two doubles and a large single bedroom which is perfect for young children or as an office or dressing room.

The bathroom has shower over bath, toilet and hand basin.

The property has a good sized North facing rear garden which is currently mainly laid to lawn.

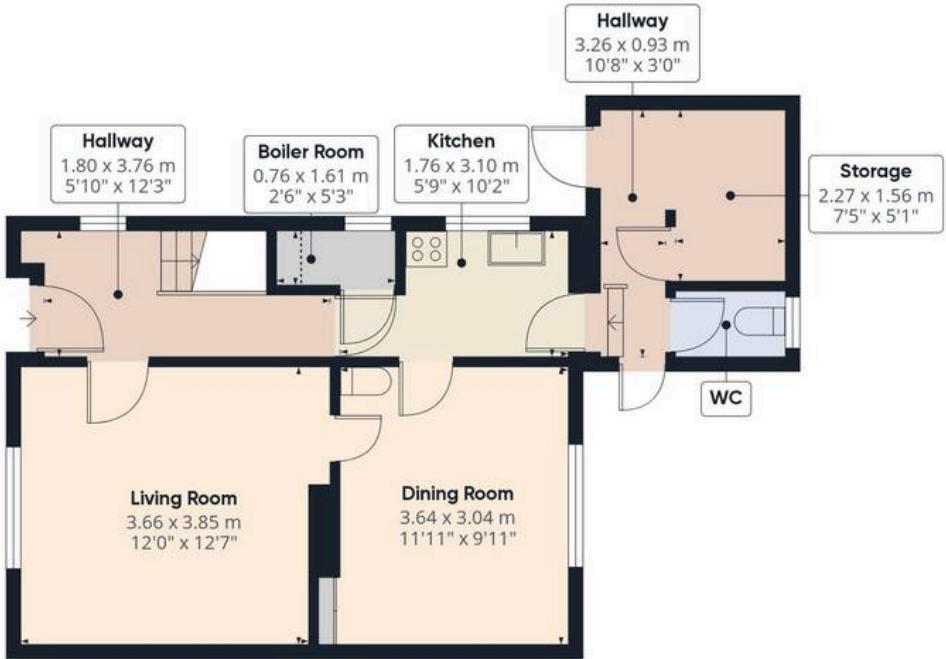
Abbots Road provides excellent access to local amenities, schools, and transport links, making it an ideal location for families and professionals. The property is conveniently located near major road networks, allowing for easy access to nearby towns and cities.

Early viewing recommended.

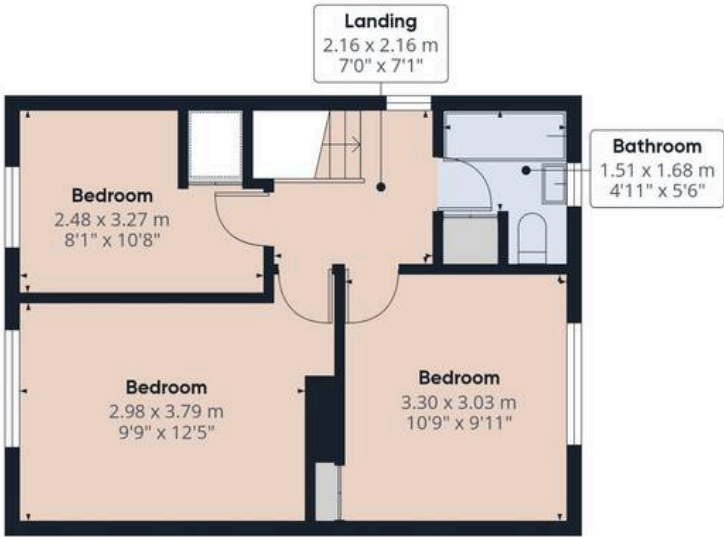
NB. Priced to reflect the modernisation the property requires throughout.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

83.95 m²
903.65 ft²

Reduced headroom

0.23 m²
2.45 ft²

(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.



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