



Ash Way, Selby, YO8 8RX

Guide Price £295,000



Ash Way

Selby, YO8 8RX

- Detached Three Bed House
- North Facing Rear Garden
- 94 Sq. M/ 1015 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built
- FREEHOLD
- EPC Rating 'TBC'
- Council Tax Band 'C'



Built by Charles Church and within the heart of Selby is this charming three-bedroom detached house. Situated in the highly sought-after Ash Way, this property offers the perfect combination of contemporary living and traditional charm.

As you step inside, you are greeted by a warm and inviting reception area, ideal for welcoming guests or spending quality time with your family. The neutral-toned walls combined with splashes of colour create a calming ambiance, perfectly complementing any style of décor you desire.

The spacious living room is bathed in natural light thanks to the large window. There are glass double doors creating semi-open plan living or separating off the lounge and dining room.

The dining room has space for a good size tables for family dining.

The kitchen boasts a sleek and modern design, with ample storage and workspace. Whether you're a seasoned chef or a kitchen novice, this well-equipped area provides everything you need to prepare gourmet meals or simply cook daily family favourites. Adjacent to the kitchen is a delightful dining area, where you can savour delicious meals with your loved ones.



Upstairs, you will find three generously sized bedrooms, each offering a tranquil retreat for you to unwind and rest after a long day. The stylish master bedroom is a tranquil haven to relax and unwind featuring an attractive shower room en-suite.

This exceptional property also includes a garage, providing secure parking or additional storage space as required. The larger than average North-facing rear garden is a delightful haven, perfect for indulging in outdoor activities or simply enjoying a cup of tea while basking in the sunshine.

With a freehold tenure, this house offers stability and security, giving you the peace of mind that comes with owning your own home. The property benefits from mains electricity, mains gas central heating, mains water supply and mains drainage. Access to high-speed broadband and reliable mobile coverage ensures you can stay connected while enjoying the tranquillity of your surroundings.

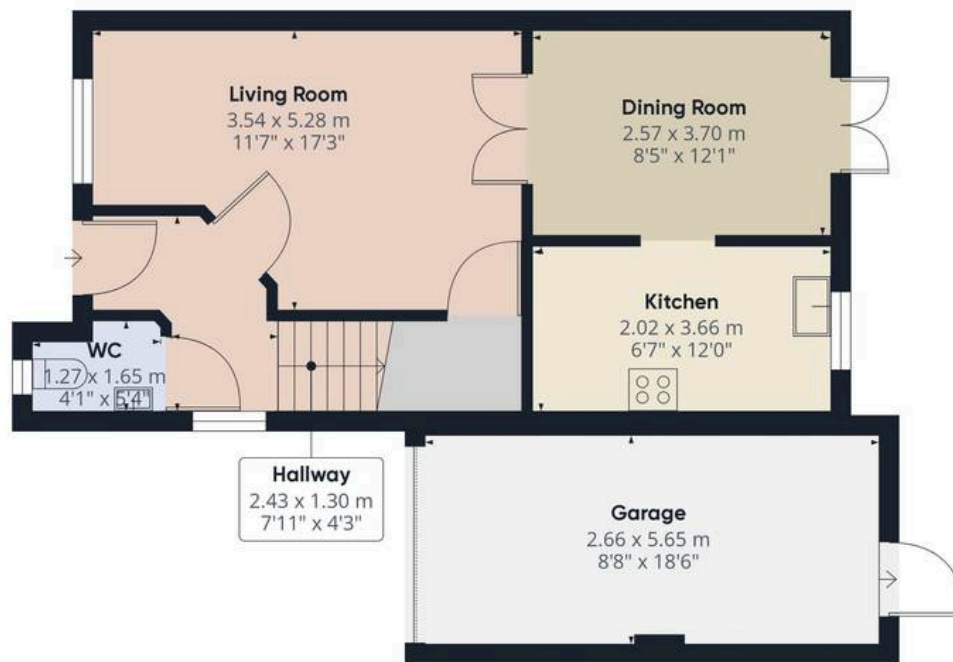
Located in the Staynor Hall neighbourhood, this property enjoys easy access to local amenities, schools, and transport links. The excellent EPC rating reflects the energy efficiency of this house, keeping your utility bills manageable. The council tax band 'C' further adds to the appeal of this wonderful home.

Don't miss the opportunity to make this house your own. Arrange a viewing today and experience the joys of modern living combined with the warmth of a traditional family home.







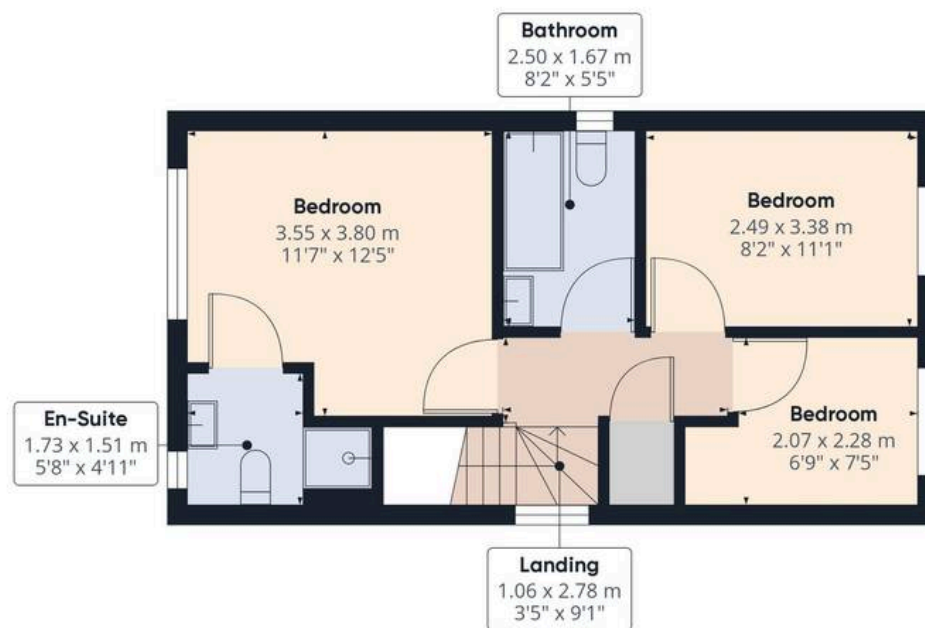


Ground Floor

Approximate total area⁽¹⁾

94.34 m²

1015.46 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.

Calculations are based on RICS IPMS 3C standard.

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