



Gowthorpe, Selby, YO8 4HA.
£250,000



Gowthorpe

Selby, YO8 4HA

- No Onward Chain
- Spacious Two Bed Detached House
- Easy Access into Selby Town Centre.
- 91 Sq. M./ 987 Sq. Ft.
- Secure Rear Patio and Brick Built Outbuilding
- Mains Electricity. Gas Central Heating.
- Mains Water Supply. Mains Drainage.
- Brick Built Construction.
- EPC Rating 'C'
- Council Tax Band 'C'



Situated in a sought-after location on Leeds Road offering convenient access into Selby Town Centre, we are delighted to present this charming 2-bedroom detached house to the market. Boasting a generous living space spanning approximately 987 Sq. Ft., this property is an excellent opportunity for those seeking a comfortable and well-appointed residence.

Upon entering the property, you are greeted by a welcoming ambience that flows effortlessly throughout the house. The ground floor comprises; entrance hall, ground floor w.c, spacious living room, providing an ideal setting for relaxation and entertainment and large windows providing ample light into the property. The adjoining kitchen offers ample space for culinary creations, complete with modern amenities and storage options. There is also a dining room with double doors out into the rear outside space and utility room with further storage and sink.

Ascending the stairs, you will find two well-proportioned double bedrooms, each offering a tranquil retreat for rest and rejuvenation. The neutral décor and natural light enhance the sense of space, creating a cosy and inviting atmosphere in each room. The master bedroom also benefits from a shower room en-suite.

The family bathroom comprises a white suite with bath, sink and toilet.

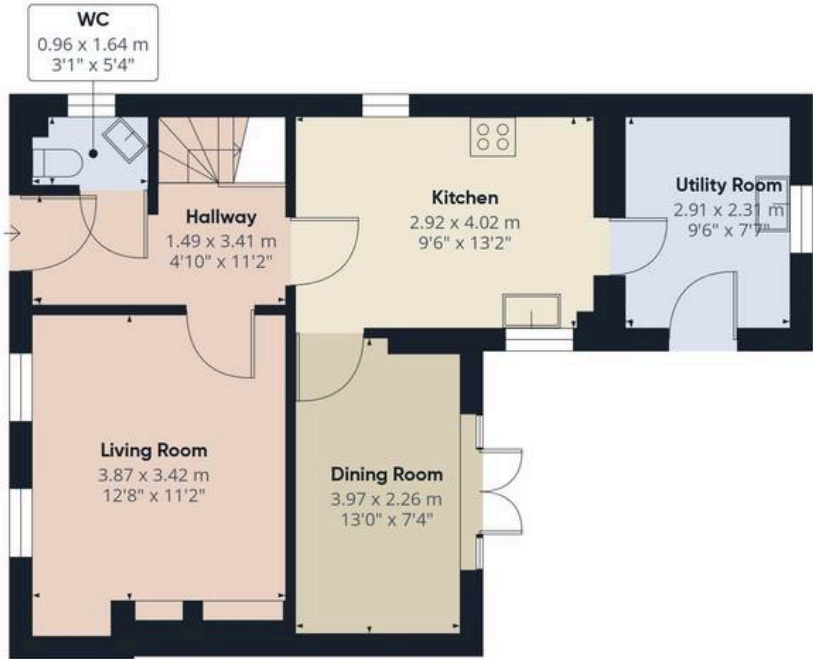
Furthermore, this property benefits from a secure rear patio and a brick-built outbuilding, providing additional storage and utility space for the convenience of the occupants. The brick-built construction ensures durability and longevity, making this home a sound investment for the future.

In terms of utilities, the property is equipped with mains electricity and benefits from gas central heating, ensuring comfort and warmth throughout the year. Additionally, the property is connected to mains water supply and mains drainage, offering practicality and ease of living for the residents.

In summary, this 2-bedroom detached house presents an attractive opportunity for buyers looking to establish a comfortable and convenient living space in a desirable location. With its spacious layout, modern amenities, and convenient access to local amenities, this property is sure to appeal to a wide range of discerning buyers. Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

103.9 m²

1118 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

