



## Richard Street, Selby

Offers Over £156,500





## Richard Street

Selby,

- Three Bedroomed End Terraced House
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Sewerage
- Broadband: FTTC Mobile:5G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D' (60)
- Council Tax Band 'A'





Welcome to this charming three-bedroomed end terraced house that's just waiting to become your new home sweet home.

Located in a friendly neighbourhood, this property boasts all the comfort and convenience you've been searching for. Step inside and be greeted by the cosy atmosphere of the generous lounge. There is space to seat the whole family. Beyond the lounge is the dining room, which is currently set up as a study. Whether you wish to use this room as a play room or cosy snug, this room offers the space that every growing family needs. A door leads through to the kitchen and the staircase leads to the first floor accommodation.

The modern kitchen boasts cream, Shaker style floor and wall units with wooden work tops. Cooking facilities include an Electric oven and hob with cooker hood over. Circular, stainless steel sink sits beneath the kitchen window. Space for fridge/freezer and washing machine. The kitchen also includes an integrated dishwasher.

Beyond the kitchen is the family shower room comprising: quadrant shower cubicle, back-to-wall w.c. and vanity wash hand basin, set within modern blue bathroom furniture.

Upstairs area two 'double' sized bedrooms and a 'single' third.

Stepping outside, you'll discover a delightful garden space just waiting to be enjoyed. Whether you're hosting a summer BBQ or cultivating your own vegetable patch, there's ample opportunity to make this outdoor oasis your own. With plenty of room to relax and soak up the sunshine, this backyard retreat is the perfect extension of your indoor living space.

Important Note:

- Quotes have been obtained to repair and/or replace the roof, and the asking price has been reduced to reflect the work required.

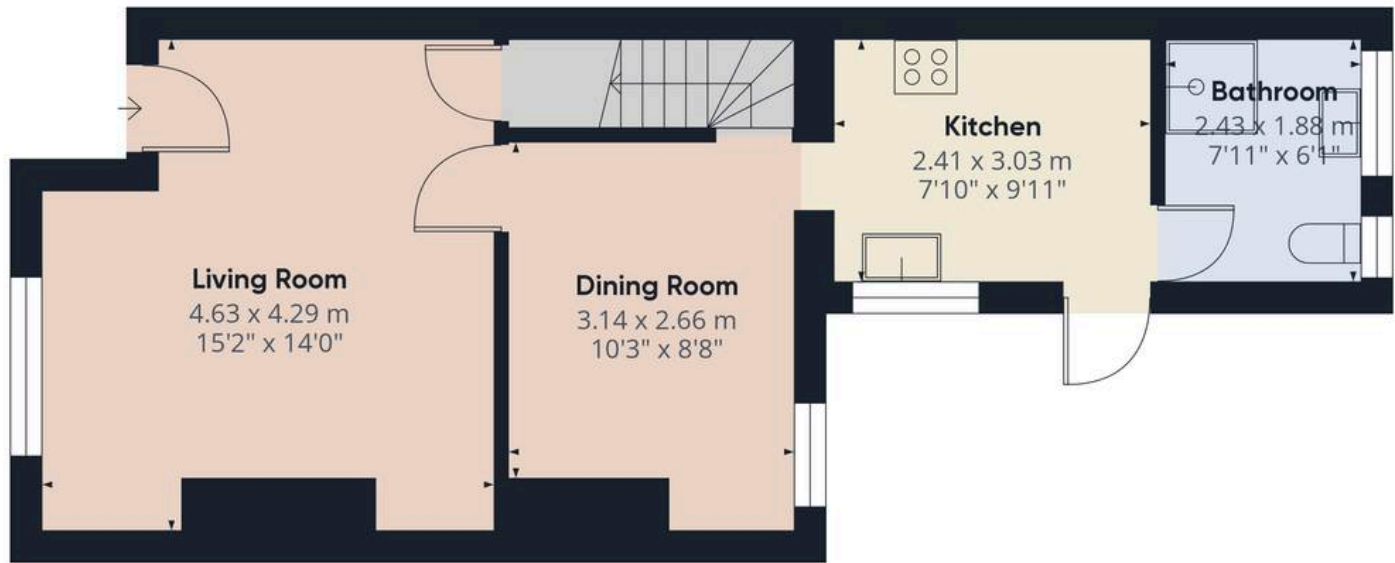




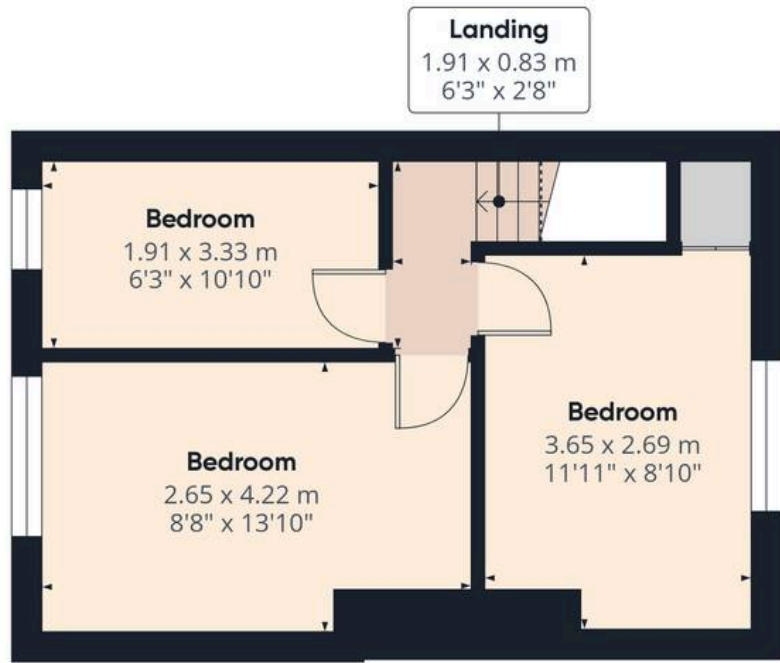








Ground Floor



Floor 1

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

70.32 m<sup>2</sup>

756.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

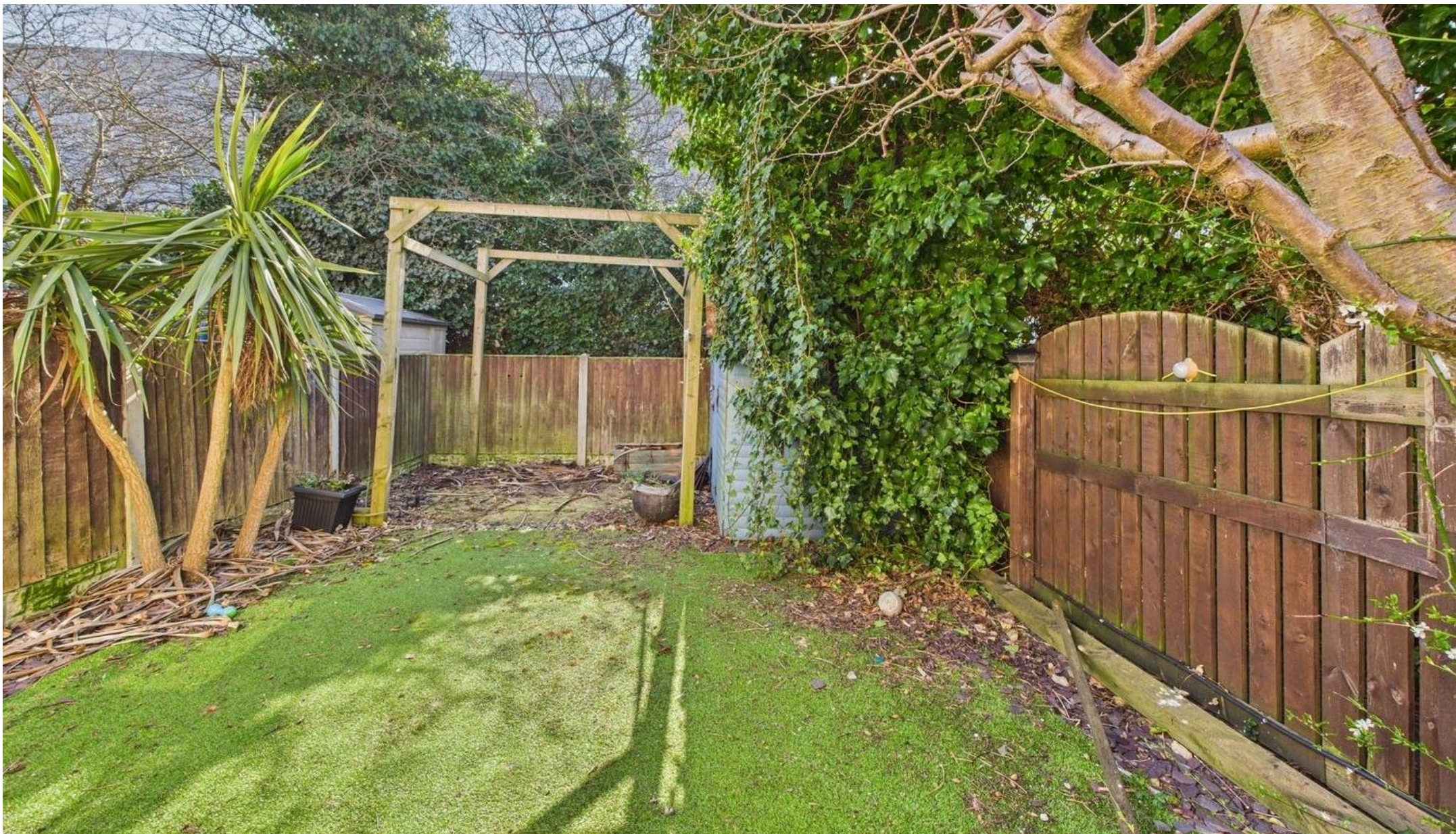
..... Below 1.5 m/5 ft.

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 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.

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**JP Harll**

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

01757 709955 • [sales@jpharll.co.uk](mailto:sales@jpharll.co.uk) • [www.jpharll.co.uk/](http://www.jpharll.co.uk/)

