



Armory Road, Selby, YO8 4AY
£270,000



Armoury Road

Selby, YO8 4AY

- Edwardian Three Bedroomed Mid Terraced House
- 124 Sq. M. / 1334 Sq. Ft.
- West Facing Rear Garden
- On Street Parking
- Brick Built Construction
- Fibre: FTTP. Mobile:4G
- EPC Rating 'E' (52)
- Council Tax Band 'C'

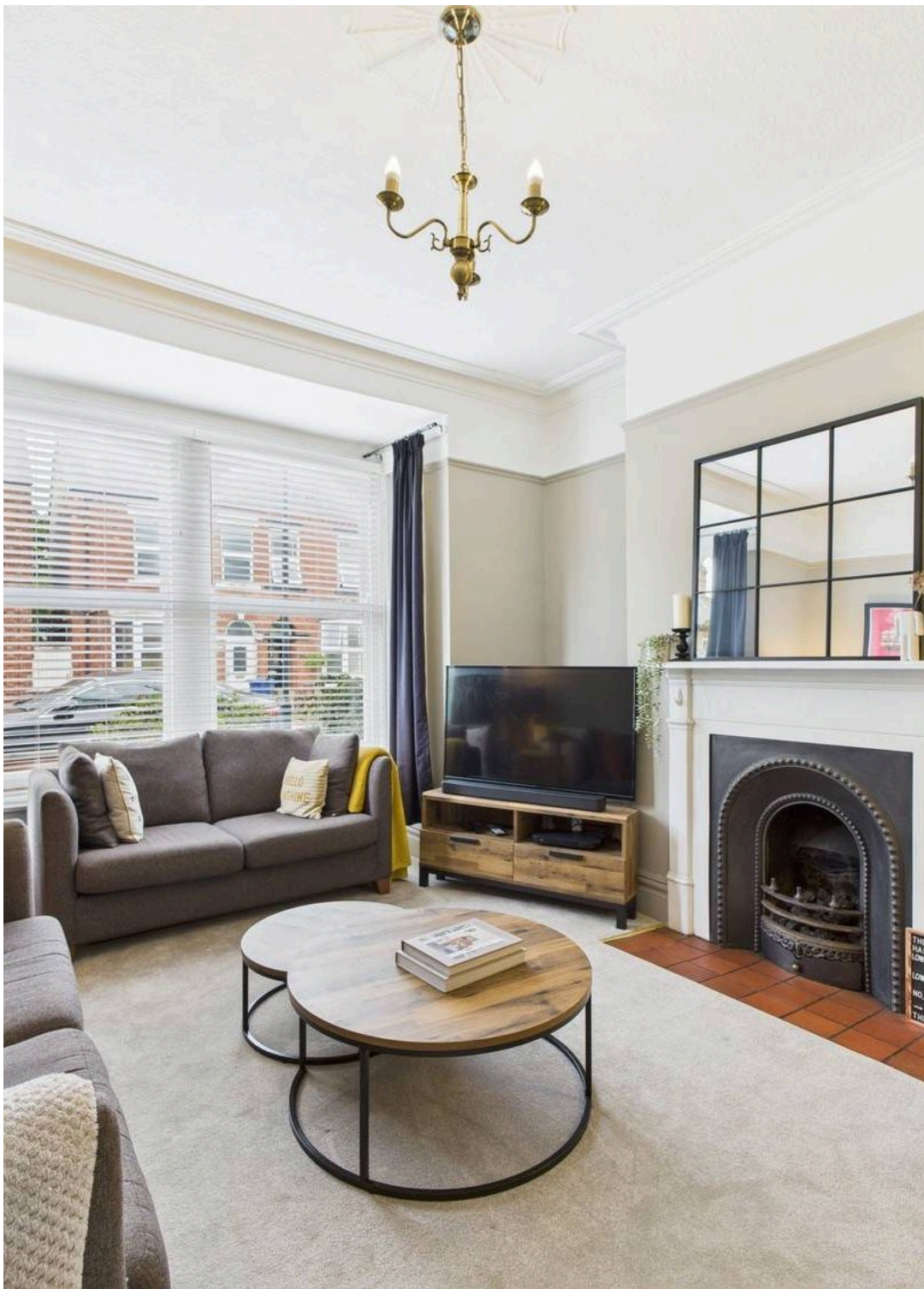


Timeless Elegance in a Charming Edwardian Abode

Nestled within a quaint neighbourhood, behold this impeccable Edwardian three-bedroom mid-terraced house exuding a timeless charm. With a total area of 124 sq. m. / 1334 sq. ft., this brick-built construction marries classic allure with modern comforts, offering a blissful retreat from the bustling world outside.

Step inside to discover a crisply decorated interior that seamlessly blends period features with contemporary design elements. The versatile layout beckons you to create memories and moments, with each room telling a story of comfort and style.

The heart of the home, the kitchen, beckons aspiring chefs and seasoned cooks alike with its culinary comforts. Whip up gourmet delights in the well-appointed kitchen, where every culinary creation is a joyous affair. From the morning coffee rituals to elaborate dinner parties, this space sets the stage for gastronomic adventures.



And so to bed, where three generous bedrooms offer peaceful sanctuaries to rest and rejuvenate. Unwind in the tranquil ambience of these thoughtfully designed spaces, each beckoning you to cosily down and drift into sweet slumber. Wake up refreshed and ready to face the day, following your morning routine in the modern bathroom.

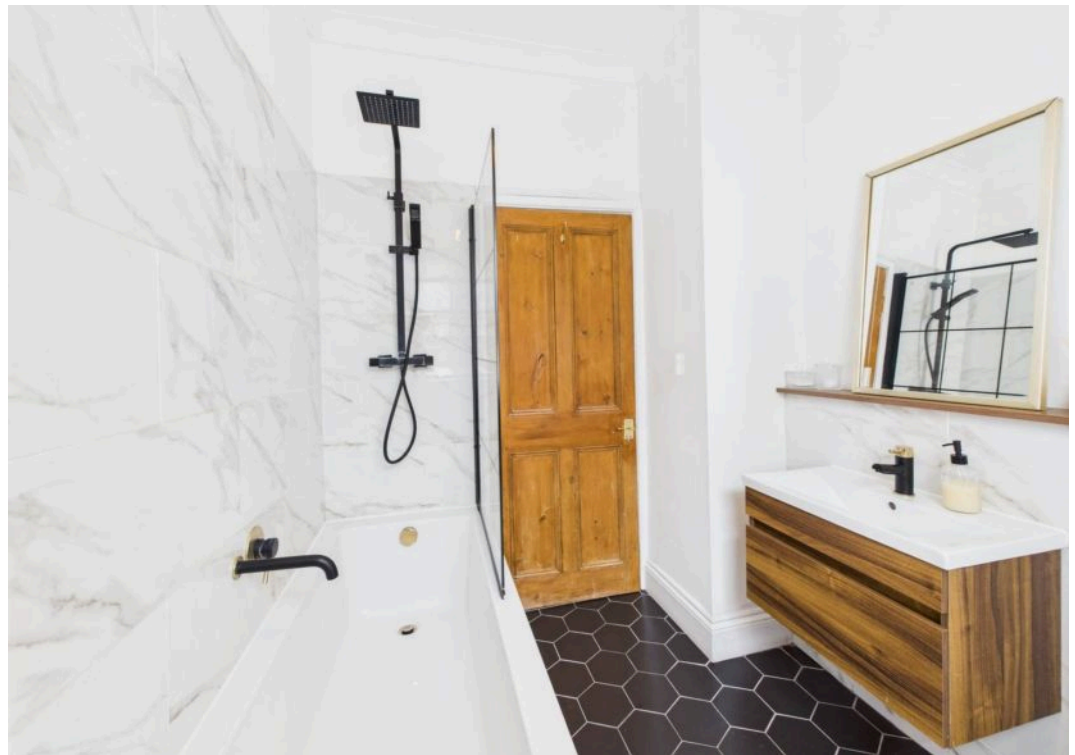
Embrace the convenience of modern amenities, with fibre FTTP and reliable 4G connectivity ensuring you stay connected effortlessly. The West facing rear garden provides a private oasis for outdoor enjoyment, while on-street parking offers practicality for your transportation needs. With an EPC rating of 'E' (52) and council tax band 'C', this home seamlessly blends comfort and efficiency.

In this charming Edwardian treasure, find a fusion of history and modernity, where every corner whispers tales of comfort and joy. Discover a home where each day unfolds with grace and elegance, inviting you to embrace a lifestyle of serenity and sophistication. Welcome to a haven where past meets present in perfect harmony.

Important Notes

- The lounge boasts an open fire. The chimney was last swept on 21st November 2024.
- Irrespective of price, the free-standing oven will be included in the sale.
- The front elevation had replacement windows installed in 2021, as per the conservation order requirements.
- In 2018, preventative damp-proofing work was completed.
- In circa 1996 the property was underpinned due to a subsidence claim.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

139.2 m²

1497 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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JP Harll

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

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

