



## High Meadow, Selby, YO8 3LT

Guide Price £350,000



## High Meadow, Selby

YO8 3LT

- No Onward Chain
- Spacious Four Bed Detached Dormer Bungalow
- South Facing Rear Garden
- Large Drive and Detached Garage
- 133 Sq. M./ 1442 Sq. Ft.
- Freehold
- Mains Electricity/ Mains Gas Central Heating
- Mains Water/ Mains Sewerage
- Brick Built Construction
- EPC Rating 'D' (66)
- Council Tax Band 'D'



**\*Offered with no onward Chain\***

Welcome to High Meadow a popular residential street within easy reach of Selby Town Centre. This well presented and spacious property would be perfect for a Family looking to expand and utilise the well presented accommodation. With plenty of parking, garage and South facing garden this property is sure to tick a lot of boxes.

Walking through the front door and into this home you are greeted by a light and airy entrance hall leading conveniently to all of the ground floor accommodation with stairs to the first floor bedrooms. Starting with the first door on the left which opens into the generous lounge with large window to the front aspect and feature fireplace. There are double glass doors between the lounge and dining room which can be opened to allow the space to feel more open or closed if necessary when not needed ensuring energy efficiency within the house.

From the dining room (with space for a large dining table so the whole family can enjoy meals together) we move into the kitchen which has a plethora of useful storage cupboards and work surface spaces ensuring even the keenest of cooks has space to rustle up delicious meals. The kitchen opens into the utility room with further useful storage cupboards as well as plumbing for washing machine and space for drier.

There is a conservatory which spans the kitchen and utility space with windows overlooking the rear garden. There is a door to the side leading out onto the patio area to the rear of the property.

The master bedroom on the ground floor with views to the front of the property features fitted wardrobes and space for King size bed, Bedroom two also a generous size and on the ground floor has window to side elevation.

The main bathroom features bath with shower over, toilet and hand basin.

Upstairs to the first floor floor are two further bedrooms one with shower room en-suite.

Externally the South facing rear garden is mainly laid to lawn with patio areas, mature flower beds and access to the garage.

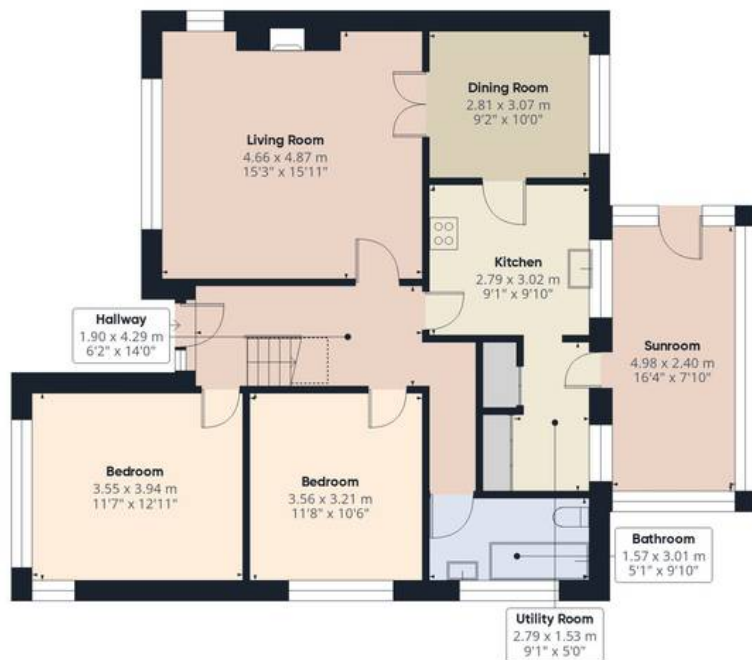
To the front is a further garden and gates opening onto the generous drive and garage.

Early viewing is recommended to appreciate the adaptability of this property and how much it has to offer.

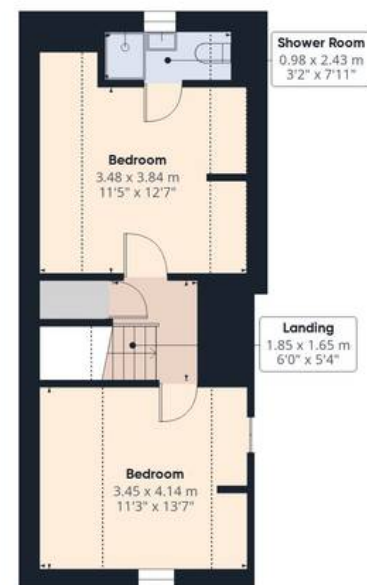








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

152.5 m<sup>2</sup>

1643 ft<sup>2</sup>

Reduced headroom

13.1 m<sup>2</sup>

141 ft<sup>2</sup>

(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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