



Cedar Road, Selby, YO8 8GB

Offers Over **£220,000**



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YO8 8GB

- Well Presented Three Bed, Three Storey Mid-Terrace House
- Garage and Parking Space
- 95 Sq. M/ 1022 Sq. Ft.
- Freehold
- Mains Electricity/ Mains Gas Central Heating
- Mains Water/ Mains Sewerage
- Brick Built Construction
- EPC Rating 'C' (79)
- Council Tax Band 'C'



Nestled within a sought-after Staynor Hall Estate, this attractive three-bedroom mid-terraced house presents a wonderful opportunity for a new homeowner seeking a blend of comfort and convenience.

Stepping into the property and through the entrance porch you enter the bright and airy living room with large window to the front and plenty of space for your furniture. The vendors have also cleverly partially boxed in the understairs to create a very useful storage cupboard. Between the living room and the kitchen is the ground floor w.c/cloakroom.

The attractive, modern fitted kitchen offers plenty of work surface and cupboard space (the current owners opted to have further storage cupboards added into the kitchen however these could be removed so the space could be used as a kitchen/diner). The gas hob and oven are built in and there are spaces for dishwasher, washing machine and fridge/freezer. The kitchen/diner also has French doors leading out to the attractive garden.

Ascending the stairs, the first floor offers two good size double bedrooms one at the rear of the property and one at the front both are light and airy.

The Family bathroom sits between the bedrooms and is fully tiled with shower over bath, toilet and sink.

The second floor offers the Master suite spanning the entire top floor with two useful storage cupboards.

Externally, the property benefits from a private and low maintenance west facing rear garden, providing a pleasant outdoor space for al fresco dining, gardening, or simply unwinding amidst the fresh air.

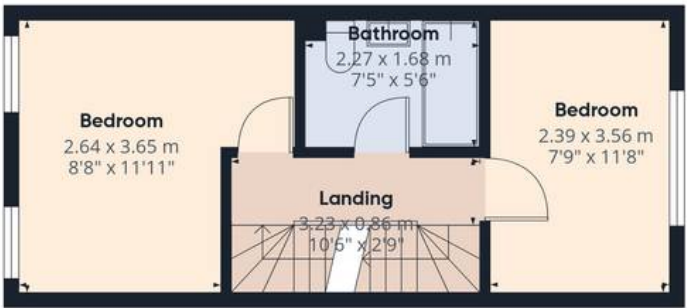
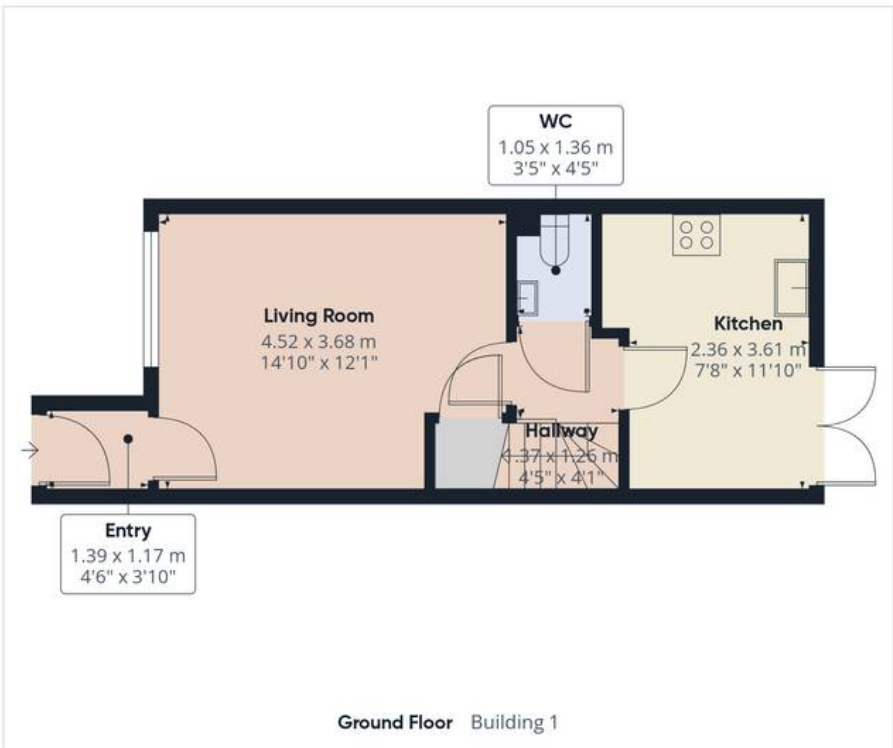
Additionally, a separate garage and parking space offer convenience for vehicle storage and off-road parking, catering to the needs of modern living.

In summary, this charming three-bedroom mid-terraced house offers a perfect blend of comfort, style, and practicality, making it an ideal home for those seeking a warm and inviting living space in a desirable location. Viewing is highly recommended to appreciate the full potential of this wonderful property.

NB. Nest Heating, Intruder alarm and CCTV (which will be in operation when viewings take place)





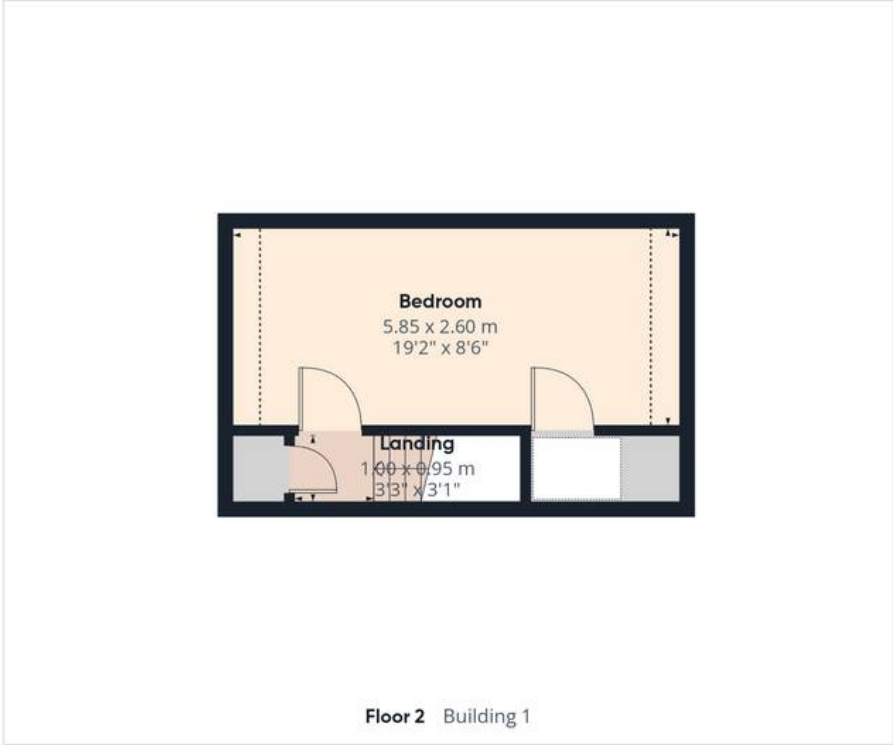


Approximate total area⁽¹⁾

88.9 m²
958 ft²

Reduced headroom

1.8 m²
19 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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