



West Park, Selby, YO8 4JN

Offers Over **£280,000**



West Park

Selby, YO8 4JN

- Three Bedroomed Semi Detached House
- 90 Sq. M. / 968 Sq. Ft.
- South Facing Rear Garden
- Concrete Sectional Garage
- Mains Water / Water Meter. Mains Drainage
- Mains Gas 'Back Boiler' Central Heating System. Mains Electricity
- Construction 'TBC'
- FREEHOLD
- EPC Rating 'TBC'
- Council Tax Band 'C'



Welcome to this homely, three-bedroom semi-detached house, a cosy retreat spread over 90 sq. m (968 sq. ft). Nestled away on West Park, just off the prestigious Leeds Road.

Step into the hallway, with doors leading into the lounge, dining room, kitchen and stairs leading to the first floor accommodation.

The lounge offers space for the whole family, with attractive Bay window and Gas fire. Sliding doors allow you the opportunity to keep the lounge and dining room separate, or as an open-plan space. The dining room has an attractive Gas fire and could be used as a second sitting room, office space or as an extension of the lounge, depending on your family's needs. Beyond the dining room is the Sun Room which provides wonderful views across the rear garden.

The kitchen hosts a wealth of wall and floor units. Cooking facilities include fitted Electric oven with Electric hob and cooker hood over. A stainless Steel sink sits beneath the Kitchen window. A door leads out onto the driveway.

As the day winds down, retreat to the bedrooms that promise a restful nights sleep. The Principal bedroom is situated at the rear of the house, with large window over-looking the rear garden. Bedroom Two is situated at the front, with space-saving stairs that lead up into the loft space. Both bedrooms have large sliding wardrobes, providing excellent storage. The third bedroom is situated to the front.

The family bathroom comprising of a white panel bath, pedestal wash hand basin and close-coupled w.c.



To the front of the house is a low maintenance gravelled garden, which can be used for additional parking with mature borders and a picket fence. The Tarmac driveway leads past the house to the concrete sectional garage.

The garage provides ample space for storage or a workshop for those DIY projects. It boasts an up-and-over door, lighting, power and a pedestrian access door leading into the garden.

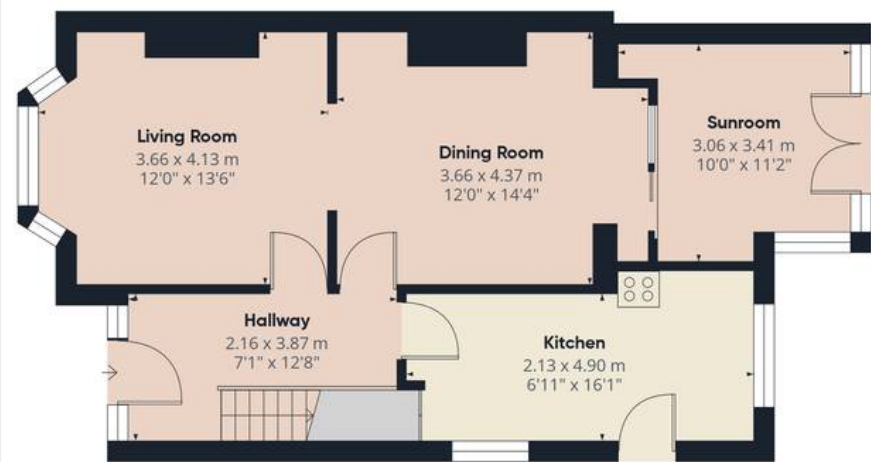
A gardener's dream, the rear garden has immaculately manicured lawns with mature borders, garden shed and greenhouse.

Please Note: There is no Building Regulations for the space-saving staircase going up into the loft space or the conversion of the loft space.









Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

125.9 m²
1355 ft²

Reduced headroom

7.4 m²
79 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.

GIRAFFE360



JP Harll

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

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

