



Larch Way, Selby, YO8 8RH
£180,000



Larch Way

Selby, YO8 8RH

- Two Bedroomed Semi-Detached House
- 51 Sq. M/ 556 Sq. Ft.
- West Facing Rear Garden
- Off Street Parking (Driveway)
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- FREEHOLD
- Brick Built Construction
- EPC Rating 'C' (73)
- Council Tax Band 'B'



Nestled within the sought-after Staynor Hall Estate, this immaculately presented two-bedroom semi-detached house with off street parking occupies a lovely plot close to school and green spaces.

Stepping into the property you are greeted by the light and airy entrance hall with ground floor cloak/w.c with stairs straight ahead to the first floor accommodation.

Turning right you enter the spacious lounge with large window to the front. Glass panelled doors allow light to flow through the entire ground floor giving the property a bright feel. There is also a useful understairs cupboard perfect for storage.

The ground floor also encompasses a well-proportioned and attractive modern dining kitchen, offering a perfect retreat for relaxation and social gatherings. The dining area leads into the rear garden via French doors.

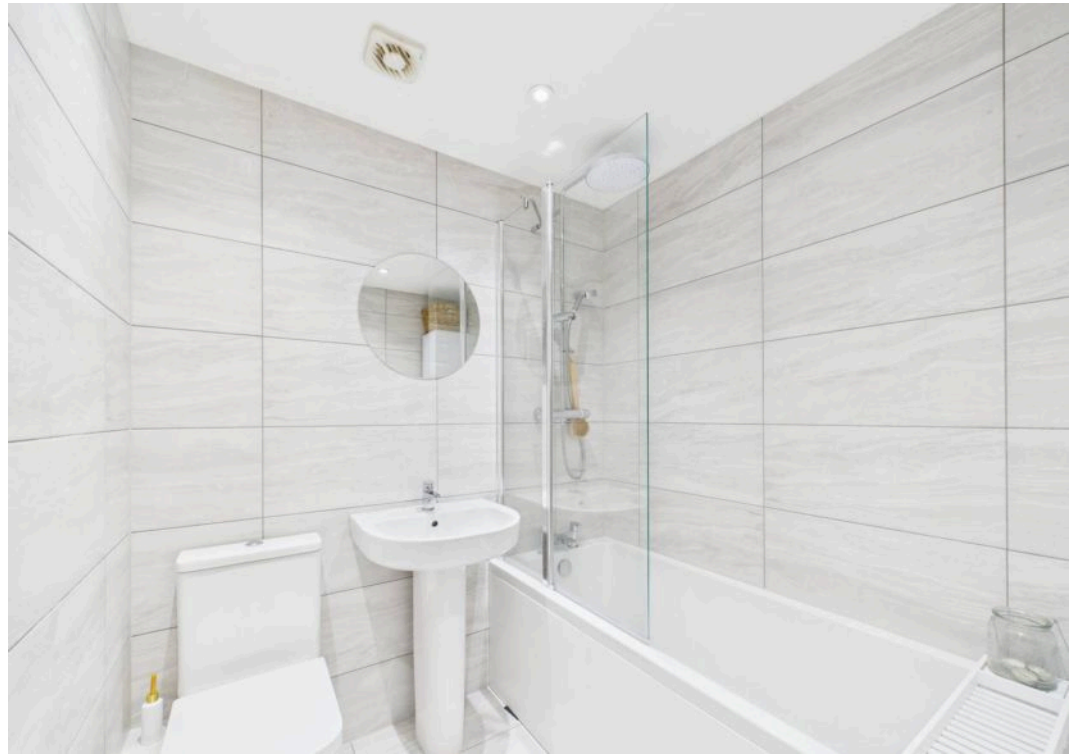
Ascending the stairs to the first floor you will find the master bedroom at the front of the property. The second double bedroom has dual aspect windows and overlooks the rear of the property.

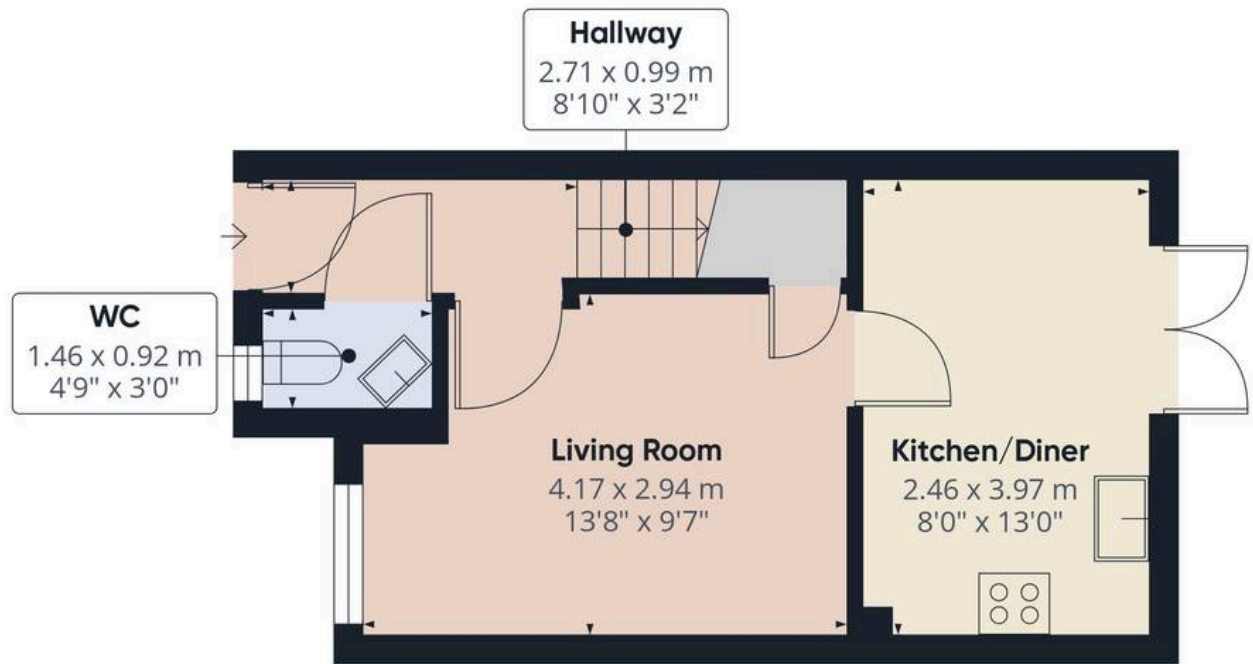
The attractive and newly fitted Family bathroom sits between the bedrooms and is fully tiled with toilet and sink.

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

In summary, this charming two-bedroom semi-detached 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.







Ground Floor

Approximate total area⁽¹⁾
51.5 m²
556 ft²



Floor 1



(1) Excluding balconies and terraces

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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