



Sandy Rise,
Offers In Excess Of £200,000



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Sandy Rise, Selby, North Yorkshire
Offers In Excess Of £200,000

Reeds Rains Selby are delighted to bring to the market this attractive three bedroomed semi-detached house enjoying a delightful position in this much sought after residential area between Selby and Brayton. The property also enjoys a good size enclosed rear garden off road parking and a detached garage. The spacious family style accommodation comprises, Entrance hall, lounge, kitchen/dining room, to the first floor three bedrooms, bathroom and separate w.c.

LOCATION

Situated close to the town centre, Selby has a wide range of shopping facilities, fantastic choice of Leisure activities and supermarkets including Lidl, Sainsbury's, Tesco, Morrisons and Aldi. The historic town of Selby boasts the historic Selby Abbey, multiple schools, and various retail parks. For the commuter, Selby is well placed for access to the A19 and A63 which in turn provides links to York, Leeds, Doncaster. Where as the rail way station being 15 minutes walking distance away provides links to Hull, Leeds Doncaster and even London. There is also a bus station and easy

access to the A19, A64, A1 & M62 link roads.

OUR VIEW

OFFERED WITH NO CHAIN, this beautifully presented three bedroom semi-detached house with garage. Viewing is essential to avoid a later disappointment. Don't Delay book your viewing today!

ENTRANCE HALL

LOUNGE

5.66m x 3.68m (18'7" x 12'1")

KITCHEN / DINING ROOM

5.64m x 3.86m (18'6" x 12'8")

FIRST FLOOR LANDING

BEDROOM

3.48m x 3.23m (11'5" x 10'7")

BEDROOM

3.86m x 2.90m (12'8" x 9'6")

BEDROOM

2.59m x 2.34m (8'6" x 7'8")

BATHROOM

SEPARATE WC

EXTERNAL

FLOORPLAN

Laser Tape Clause

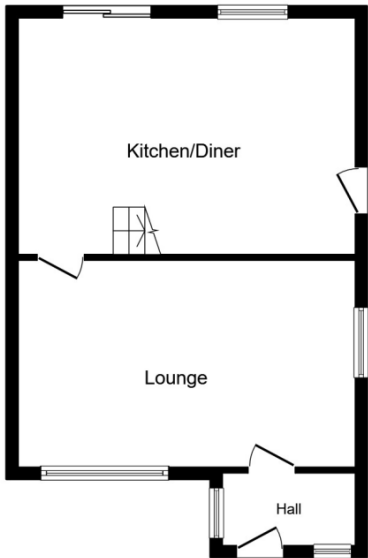
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

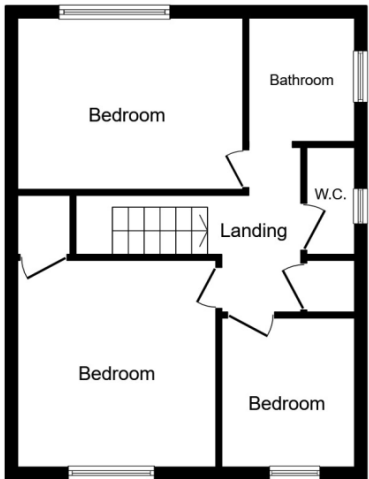
BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



For full EPC please contact the branch



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

