





Sandy Rise,

Offers In Excess Of £200,000



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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

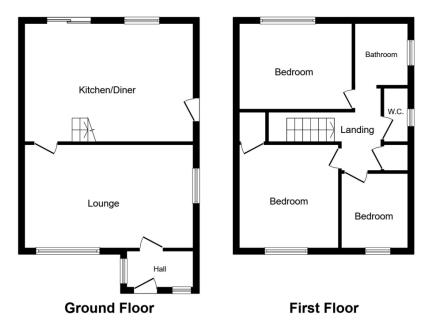
BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Floorplan Clause



For full EPC please contact the branch

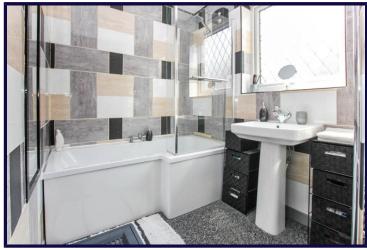
Measurements are approximate. Not to Scale. For Illustrative purposes only



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

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.











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