



Larch Road, Selby £925 PCM

An immaculately presented 2 bedroom end terrace house with ATTACHED SINGLE GARAGE, situated on this ever popular development on the outskirts of Selby.

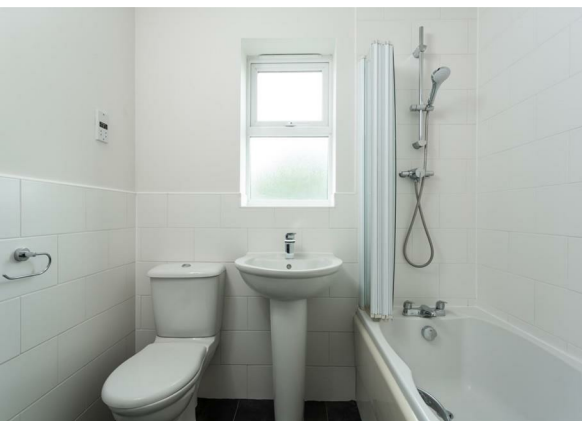


Entrance lobby leading into the lounge.



Lounge with central heating radiator and uPVC double glazed window.

Breakfast kitchen with wood effect wall and base units, tiled splashback, built in oven and gas hob. Extractor unit above hob, space and plumbing for an automatic washing machine. Dining area with uPVC double glazed French doors providing access to the paved patio area and rear garden.



First floor landing which provides access to the two bedrooms and bathroom/wc.

Bedroom one to the rear has a uPVC double glazed window.

Bathroom/wc with white three piece suite comprising panelled bath with shower over and glass side screen, pedestal hand wash basin and low flush wc. Opaque uPVC double glazed window.

Bedroom two to the front has a uPVC double glazed window.

Outside to the front there is a lawned garden and tarmac drive leading to the garage. To the rear there is a paved patio area and lawned garden.

The property is in an excellent condition, and viewing is highly recommended. We regret no smokers or pets.

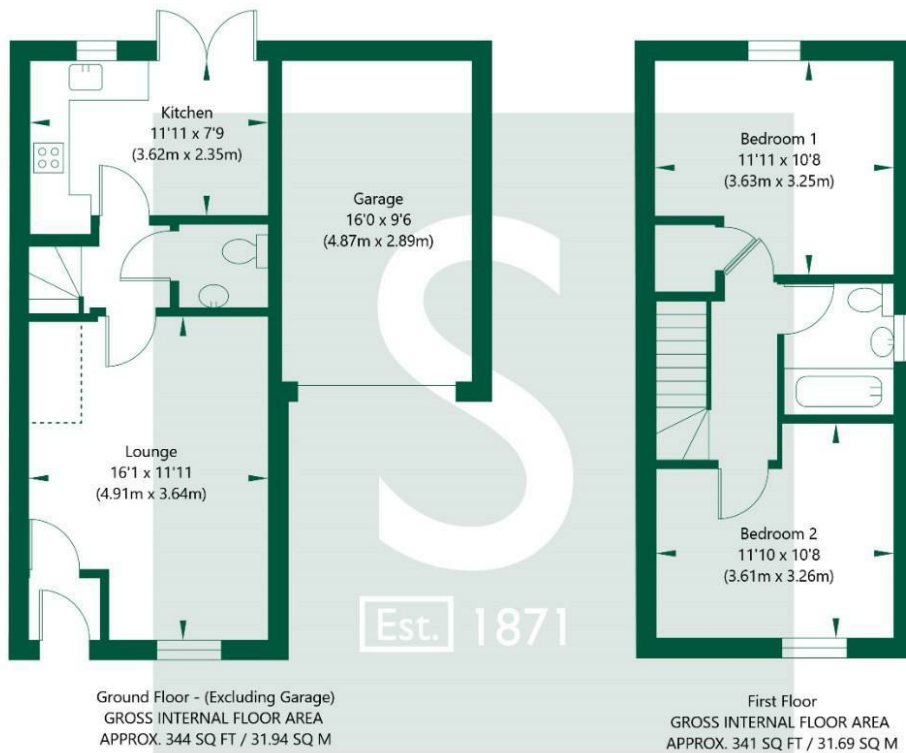
EER- 71 (C)

Council Tax – North Yorkshire Council - Band B

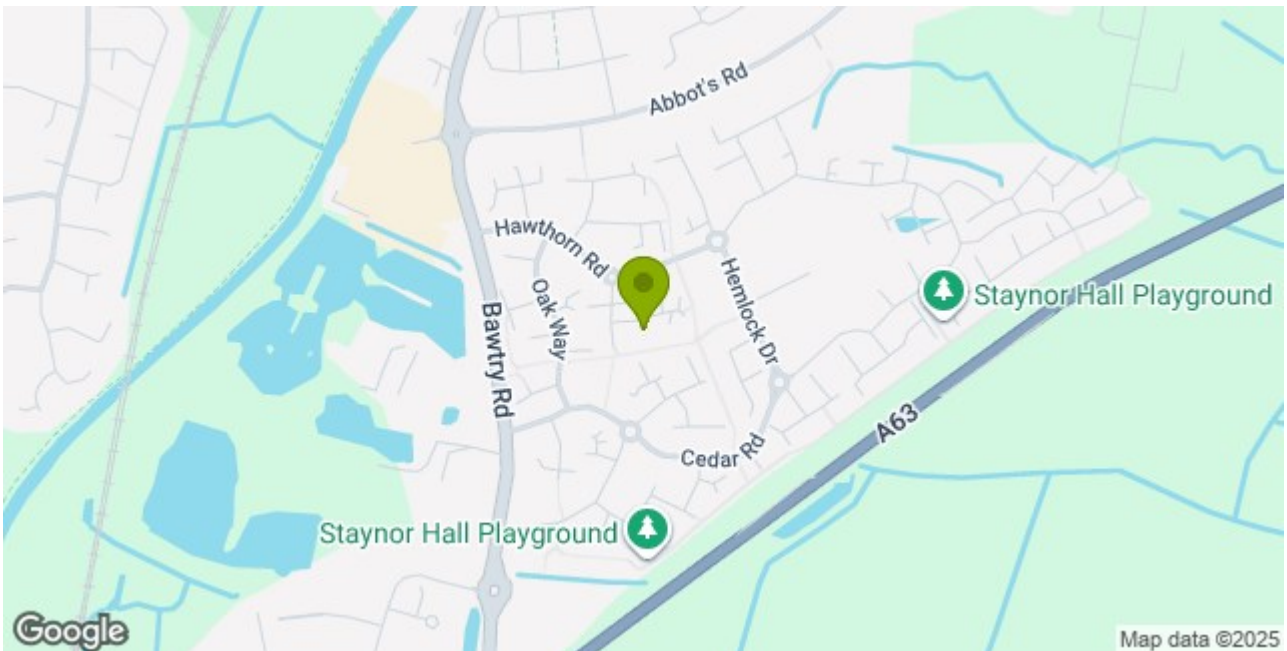
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Larch Road, Selby, YO8 8RJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 685 SQ FT / 63.63 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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